TRADING PLACES

£375,000
Porlock Road, Urmston, M41



3
Bedrooms

1
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022

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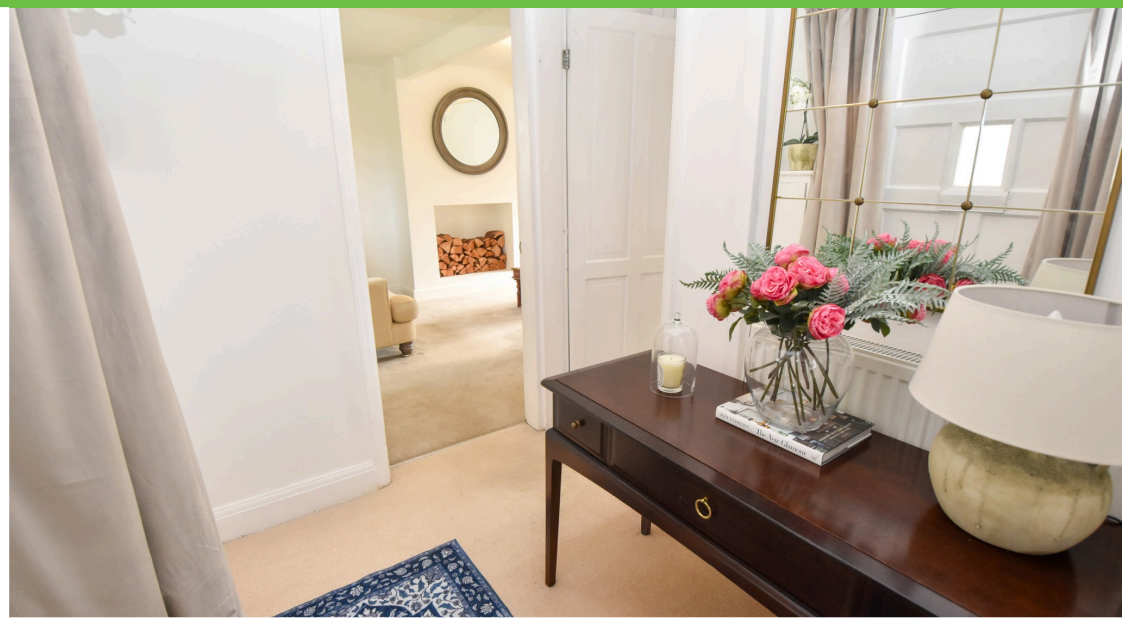
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A beautifully presented three-bedroom semi-detached home situated on a quiet residential road in Urmston, offering spacious accommodation, off-road parking and a south-westerly facing rear garden, while retaining a number of attractive original features.

The property opens into a welcoming entrance hall, featuring an original front door and porch, an attractive stained-glass window and other period features which add to the character of the home. There is an expansive bay-fronted living room with doors leading to the rear garden. To the rear is a kitchen with ample storage and direct access to the garden. Upstairs are three well-proportioned bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from a private driveway providing off-road parking. To the rear is a south-westerly facing lawned garden, with a patio area ideal for outdoor dining and entertaining. A useful timber outbuilding provides additional storage.

The current owner has thoughtfully updated the property, including a full roof replacement in 2021, while retaining its original character and charm.

The location is particularly convenient, with Urmston's local amenities close by, together with a variety of nearby green spaces, including Urmston Meadows and local parks. The property benefits from excellent public transport links with bus routes and Chassen Road Railway station within walking distance. The area is well regarded for its schooling, with a number of highly regarded local schools and grammar schools within easy reach.

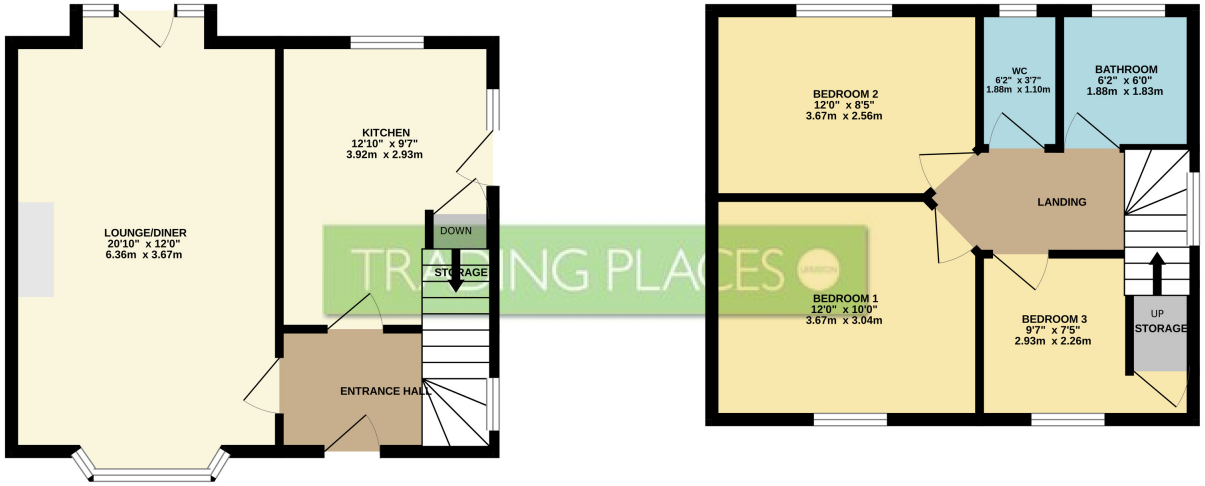
The property also offers excellent potential for further extension, subject to the necessary planning permissions, providing an exciting opportunity for buyers looking to create additional living space in the future.

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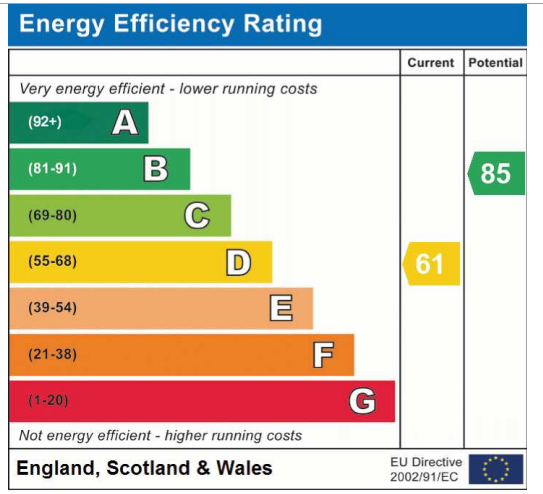
GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address: Urmston, M41