

TRADING PLACES

Offers over £150,000
Marlborough Road, Salford, M7



2

Bedrooms



1

Bathroom

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

01617470022

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READY FOR INVESTORS ONLY CURRENTLY LET ON A AST AT £700PCM.

A two bedroom semi-detached house, located in the up-and-coming location of Salford, Manchester.

The property sits in a sought-after location with it being close to a number of local amenities including accredited primary and secondary schools, independent shops, parks, supermarkets, bars and restaurants. Manchester Fort Retail Park is a few minutes walk away!

The property is only 5 minutes away from Manchester City Centre and is close to Salford, Bolton, surrounding areas and also the motorway network for the M62 and M60.

Trams, buses and trains are all easily accessible to make it perfect for those who commute.

Briefly comprising; Entrance, large living room, spacious modern fitted kitchen and ample under stair storage.

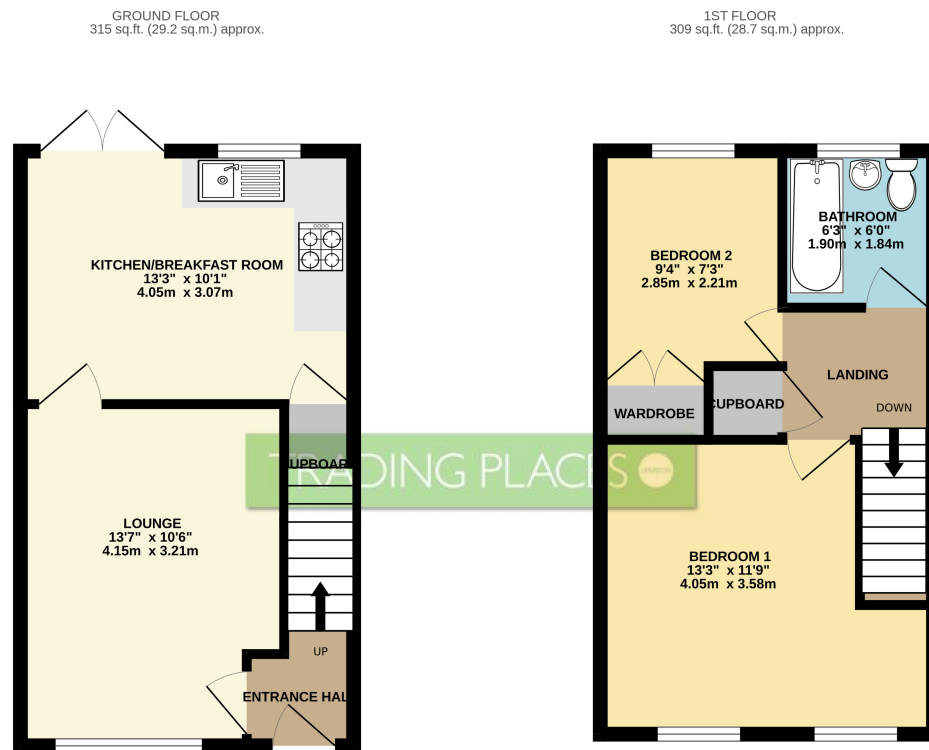
On the first floor, from the landing, you have access to two bedrooms and a three-piece family bathroom has been well maintained.

The landing also entails a large storage compartment as well access to the loft.

Externally, the front of the property sits back from the pavement providing extra privacy.

To the rear is mainly laid to lawn with additional flagged areas which can be used for seating, barbecues, family gatherings and is a safe place for children to play.

There is also parking behind the garden via a driveway.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: SALFORD, M7

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	69	
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