

TRADING PLACES

£300,000

Brook Grove, Irlam, M44



 4
Bedrooms

 1
Bathroom

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

01617470022

TRADING PLACES

£300,000
Brook Grove, Irlam, M44



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

01617470022

TRADING PLACES

£300,000
Brook Grove, Irlam, M44



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

01617470022

TRADING PLACES are pleased to offer for sale this spacious 1500sqft THREE/FOUR BEDROOM semi-detached property which is in need of General Updating and reconfiguration, situated within a popular residential area overlooking local playing fields at the rear. This desirable property is situated on a generous plot and benefits from well proportioned accommodation which briefly comprises; a welcoming entrance hallway, living room which opens into a dining room. A large extended fitted dining kitchen can also be found to the ground floor level. To the first floor, a shaped landing provides entry into three good sized bedrooms and two further rooms which could easily be bedrooms and a three piece bathroom and separate wc. Externally, to the front of the property, a driveway provides off road parking and leads up to an attached garage. To the side and rear, a mainly lawned enclosed garden can be found with a paved seating area suitable for a table and chairs during those summer months. This property offers obvious potential for improvement/extension subject to obtaining any necessary planning permission.

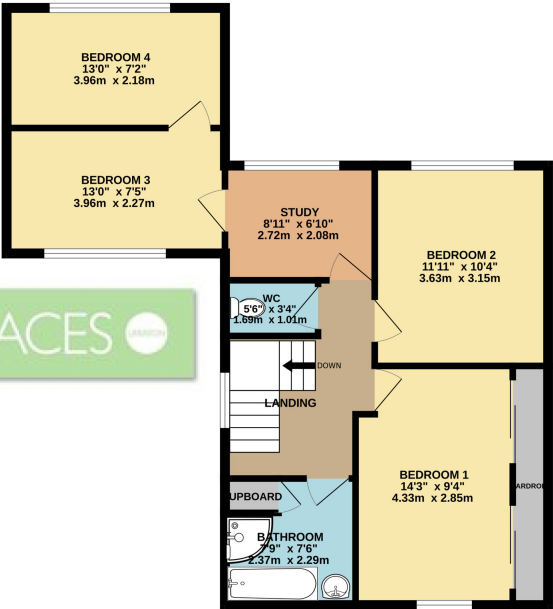
TRADING PLACES

£300,000
Brook Grove, Irlam, M44

GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.

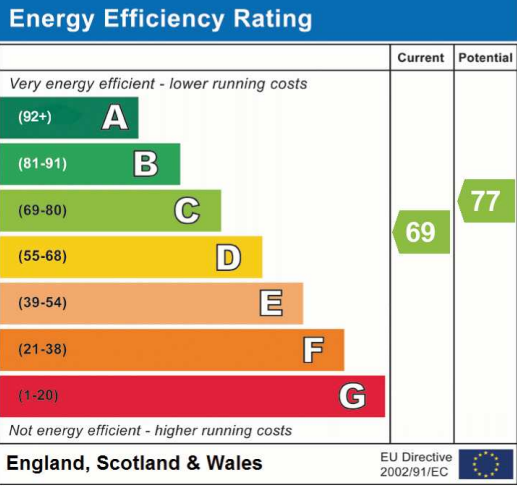


1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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.
Made with Metropix ©2026



Address: Brook Grove, Irlam, M44

