TRADING PLACES

Offers in excess of £499,950

Ambleside Road, Flixton, M41



3 Bedrooms

1 Bathroom

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

01617470022

TRADING PLACES

Offers in excess of £499,950
Ambleside Road, Flixton, M41









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

01617470022

TRADING PLACES

Offers in excess of £499,950
Ambleside Road, Flixton, M41









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

01617470022

THREE-BEDROOM DETACHED FAMILY HOME | SOUTH/WEST-FACING GARDEN | SOUGHT-AFTER FLIXTON LOCATION

Situated on the ever-popular tree lined Ambleside Road, this impressive three-bedroom detached family home offers spacious and versatile accommodation throughout.

Boasting **two generous reception rooms**, a modern kitchen-diner with French doors opening onto the rear garden and a separate home office. On the first floor there are three spacious bedrooms and a stylish family bathroom featuring a freestanding bath and separate shower.

Externally, the property benefits from a **fantastic south/west-facing rear garden** with a spacious lawn, patio and raised decking area, perfect for entertaining. To the front, a substantial driveway provides off-road parking for several vehicles alongside an attached garage.

A superb family home in a highly desirable location – early viewing is strongly recommended!

Kitchen *15' 2" x 12' 2" (4.62m x 3.71m)*

Study *10' 4" x 7' 6" (3.15m x 2.29m)*

WC *5' 2" x 3' 7" (1.57m x 1.09m)*

Garage *14' 1" x 11' 10" (4.29m x 3.61m)*

Boiler Room *4' 7" x 3' 7" (1.40m x 1.09m)*

Cloakroom

Living Room *12' 10" x 11' 6" (3.91m x 3.51m)*

Dining Room *12' 11" x 11' 6" (3.94m x 3.51m)*

Bedroom 3 *8' 5" x 6' 4" (2.57m x 1.93m)*

Bedroom 2 *12' 10" x 11' 6" (3.91m x 3.51m)*

Bedroom 1 *12' 11" x 11' 6" (3.94m x 3.51m)*

Bathroom *8' 3" x 6' 4" (2.51m x 1.93m)*

Stairs

Landing

Stairs/Landing

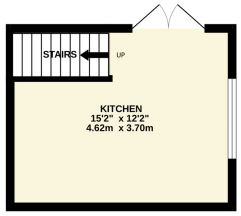
Entrance Hall

TRADING PLACES

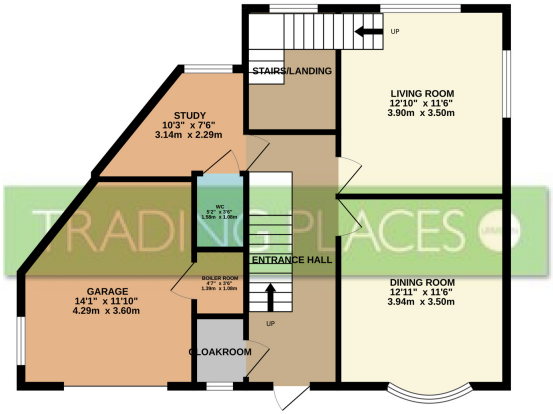
Offers in excess of £499,950

Ambleside Road, Flixton, M41

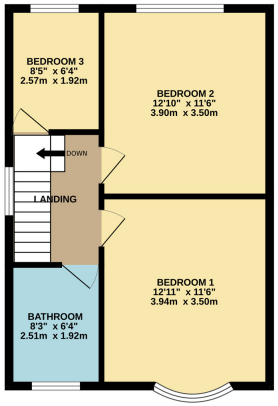
BASEMENT
184 sq.ft. (17.1 sq.m.) approx.



GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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

