

TRADING PLACES

£269,950

Westbourne Park, Urmston, M41



1

Bedroom



1

Bathroom

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

01617470022

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****NO CHAIN**** - TRADING PLACES ESTATE AGENTS are proud to offer for sale this ONE DOUBLE BEDROOM semi detached bungalow ideally situated in the popular area of Urmston. In brief the accommodation comprises a welcoming hallway, open plan living and dining room, a modern fitted kitchen, three piece bathroom suite and a good sized double bedroom. Stairs rise from the dining area into a converted loft space, suitable for use as a variety of purposes. The property is warmed by gas central heating and is uPVC double glazed throughout. Externally, to the front of the property there is a generous driveway providing ample off road parking accessed via wrought iron gates. To the side and the rear, there is a mainly ornate garden with patio areas & raised beds. Enjoying a sunny aspect with true potential to extend subject to obtaining the required planning consent. This property is situated on a quiet Urmston road, enjoying the fantastic convenience of being just minutes walk to an excellent array of local facilities including an exceptional range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network and Urmston train Station.

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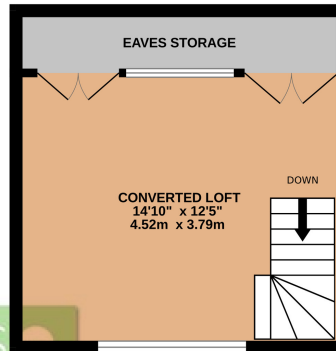
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GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



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TOTAL FLOOR AREA: 730 sq.ft. (67.8 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		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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