

TRADING PLACES

Offers in excess of £275,000
Woodbridge Road, Urmston, M41



 3
Bedrooms

 1
Bathroom

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Located in Urmston, Manchester, this three-bedroom terraced house on Woodbridge Road presents a practical living space with one bathroom and one reception room. The property features a well-equipped kitchen-diner, offering ample room for dining. The large rear garden provides an excellent outdoor space for relaxation and leisure activities. The house is fully double-glazed, ensuring energy efficiency and comfort throughout the year.

Upon entering the property, you are greeted by a welcoming hallway that leads to the main living areas. The reception room is spacious, providing a comfortable area for family gatherings or relaxation. The kitchen-diner is fitted with modern appliances and ample storage, making it a functional space for meal preparation and dining. The layout is designed to maximize space and utility, catering to the needs of a busy household.

Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom.

The large rear garden is a standout feature of this property, offering a private outdoor area that is perfect for gardening, playing, or simply enjoying the outdoors. The garden is enclosed, providing a safe environment for children and pets.

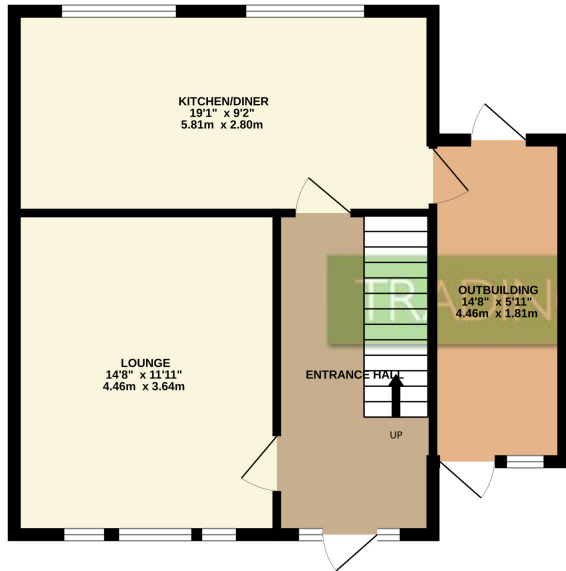
Situated close to local amenities, this property offers easy access to shops, schools, and public transport, making it a convenient choice for families and professionals alike. The energy efficiency rating of the property is currently at 67, with the potential to improve to 86, indicating a cost-effective and environmentally friendly home.

This terraced house in Urmston is a practical choice for those seeking a well-located and functional home, with the added benefits of a large garden and close proximity to essential amenities.

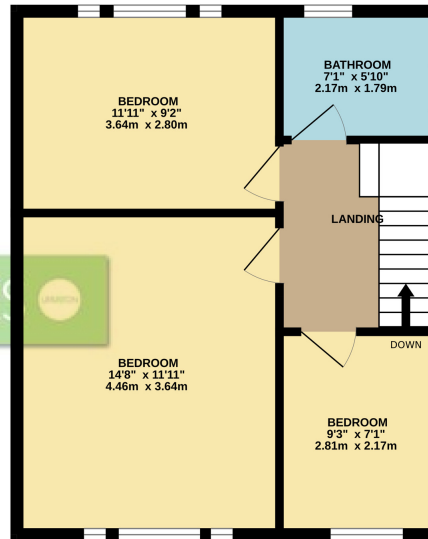
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GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.




1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.4 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		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Urmston, M41

