

TRADING PLACES

Offers over £375,000
Devon Road, Flixton, Manchester, M41 6PN



3

Bedrooms



1

Bathroom

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

01617470022

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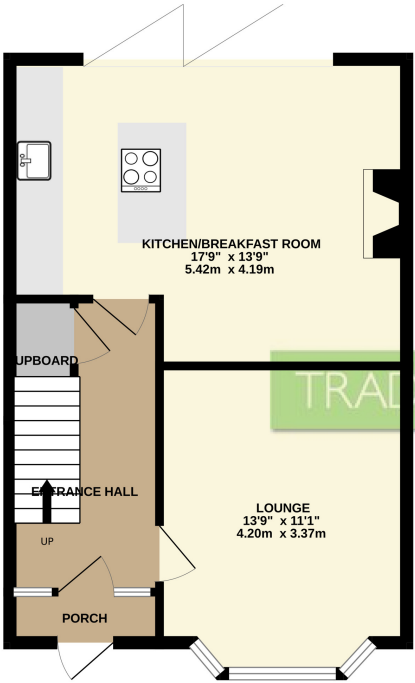
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****STUNNING OPEN PLAN BREAKFAST KITCHEN***** TRADING PLACES ESTATE AGENTS are delighted to offer for sale this tastefully presented, significantly updated **THREE BEDROOM** semi-detached family residence situated on a quiet Flixton road, just off Ambleside Road. Ideally positioned for access to Flixton train station and well regarded schools this property is ideal for any growing family. Benefiting from gas central heating and uPVC double glazing, the attractive accommodation comprises; entrance porch, a welcoming entrance hallway, a spacious bay fronted living room, a modern fitted kitchen with granite worksurfaces and integral appliances which opens into a well-proportioned dining/sitting area with wood burner, bi-folding doors opening out into the rear garden. To the first floor, a shaped landing provides entry into three generously sized bedrooms and a contemporary three piece bathroom. Externally, to the front of the property, a gated flagged driveway provides ample off road parking facilities whilst to the rear, there is an elevated decked patio area with steps leading down onto a beautiful low maintenance lawned garden with timber fenced boundaries and pond . Just a stone's throw away from the beautiful Dutton's Pond. An internal inspection is highly recommended.

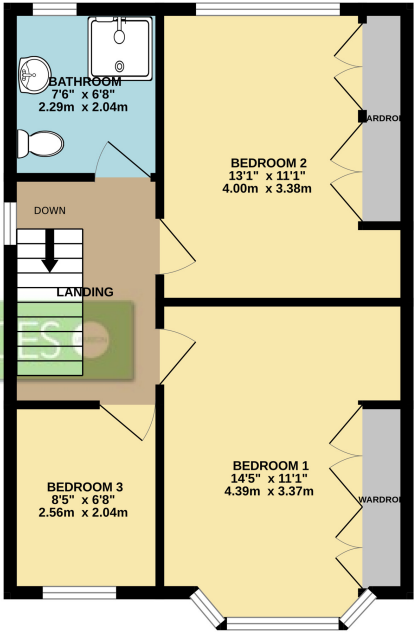
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GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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