

TRADING PLACES

£450,000
Whitelake Avenue, Flixton, M41



 3
Bedrooms

 1
Bathroom

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

01617470022

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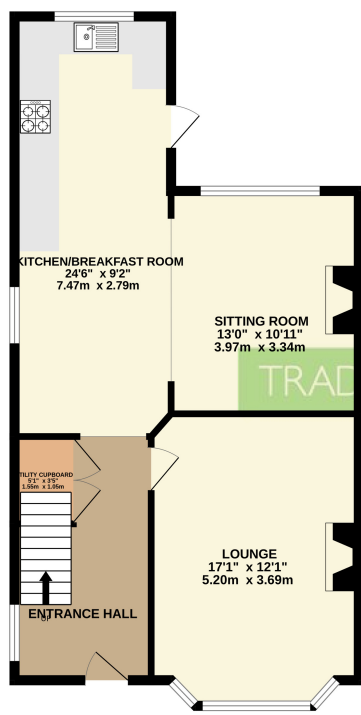
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**** FULL PLANNING GRANTED FOR A LOFT CONVERSION PROVIDING FOURTH BEDROOM AND EN-SUITE** TRADING PLACES ESTATE AGENTS** are pleased to offer for sale this stunning, bay fronted period **THREE BEDROOM** semi-detached property. Arranged over two floors, this significantly extended, highly desirable period property boasts generously sized accommodation presented to an exceptional standard throughout with 'Karndean' flooring fitted in the sitting room, kitchen and hallway. In further detail, the tastefully decorated family home briefly comprises; a warm and welcoming entrance hallway, a bay fronted living room with a feature fireplace, a generously sized sitting room with log burner which opens into a stunning open plan, dining kitchen. The kitchen itself is fitted with a range of 'shaker' style wall and base units, integrated appliances include an oven, hob, extractor and dishwasher. The open plan dining kitchen also offers space for a large dining table and chairs. A useful utility cupboard can also be found on the ground floor level. To the first floor, a shaped landing provides entry into **THREE** good sized bedrooms and a contemporary four piece bathroom suite. Externally, a private enclosed garden can be found to the rear of the property which is mainly laid to lawn with a patio, ideal for alfresco dining. The garden itself backs onto Flixton Junior School. To the front of this property, off road parking is provided by a block driveway. This enviable family residence is well maintained and conveniently situated within easy reach of Urmston town centre, an excellent range of shops, schools and restaurants. For commuters, the property positioned is within close proximity to the motorway network and Flixton train station.

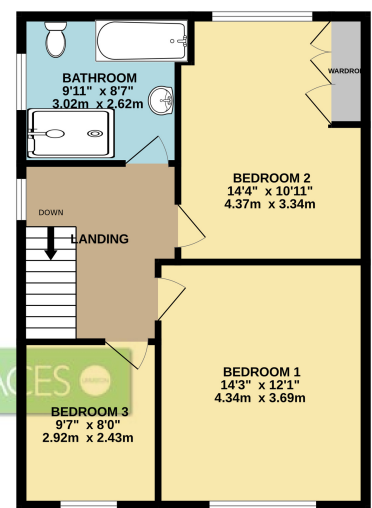
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GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 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 12/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(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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