

TRADING PLACES

£460,000

Calderbank Avenue, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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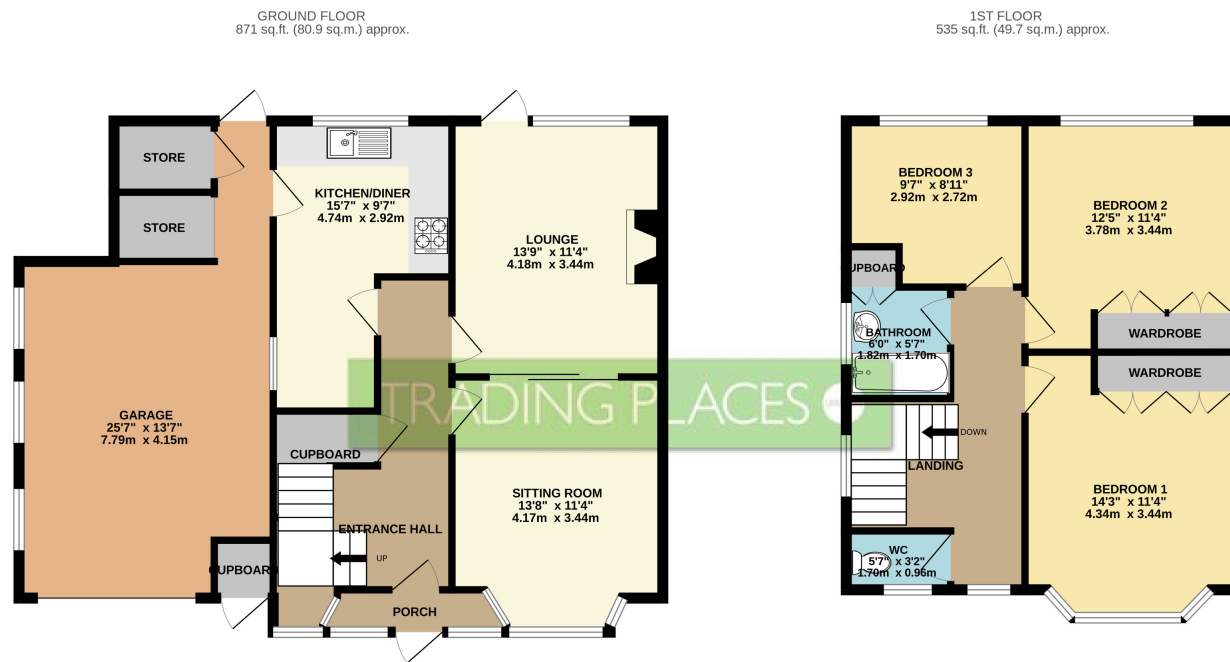
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****NO ONWARD CHAIN**** - TRADING PLACES ESTATE AGENTS are delighted to offer for sale this well proportioned THREE BEDROOM DETACHED family home situated on one of Flixton's most desirable roads. This property is ideally located for any growing family or professional couple looking to live on a quiet, residential road without sacrificing access to amenities and commuting routes. The ever popular Davyhulme Golf Club is a mere minute walk away from the property. In brief, the attractive accommodation comprises; Entrance porch, a welcoming entrance hallway, under stairs storage cupboard, a bay fronted sitting room which opens into a living room alongside a good sized kitchen with space for a breakfast table if required and access to an integral garage complete the ground floor accommodation. To the first floor, a shaped landing provides entry into THREE BEDROOMS and a two piece family bathroom alongside a separate WC. Access to the loft space can also be found via the first floor landing. Externally, a driveway provides off road parking and leads up to an attached oversize single garage with an up and over door. To the rear of the property a sizeable mature garden. As many neighbouring houses have done on the road, this property provides true potential to extend both to the side subject to obtaining any necessary planning consent. Offered for sale with no onward chain, this property would be ideal for any family looking to put their stamp on a forever home. An internal inspection is strongly recommended..



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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		
(69-80) C		77
(55-68) D	56	
(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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