

TRADING PLACES

£325,000
Edenhall Drive, Flixton, M41



 3
Bedrooms

 2
Bathrooms

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

01617470022

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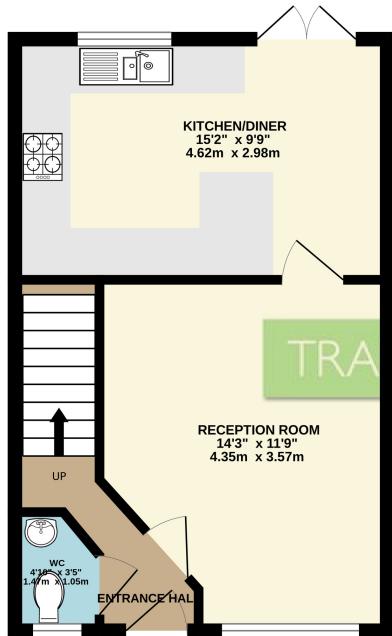
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VERY WELL PRESENTED AND A NEWLY FITTED KITCHEN! TRADING PLACES ESTATE AGENTS are delighted to bring to the market this superb three bedroom end mews style property located on the cul-de-sac Edenhall drive in Flixton. Built in 2017 the development is most appealing to the first time buyer with the modern presentation and spacious living accommodation on offer. Located within a few minutes walk of the superb amenities and transport links. This really is one to be viewed! The accommodation comprises of hallway incorporating the downstairs WC, living room and modern fitted dining kitchen. To the upstairs are the three good sized bedrooms with ensuite to master and three piece fitted bathroom suite. The property is double glazed and warmed by gas central heating. To the outside front is a driveway offering off road parking for several vehicles. To the rear is a mostly lawned garden which is Westerly facing.

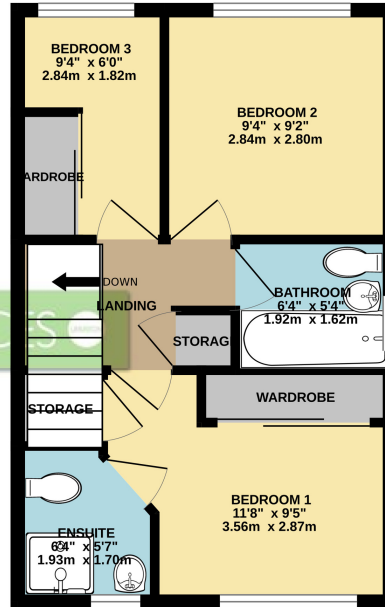
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GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



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TOTAL FLOOR AREA: 729 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		96
(81-91)	B	83	
(69-80)	C		
(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	

Address: Edenhall Drive, Flixton, M41

