

TRADING PLACES

Offers in excess of £375,000
Rydal Avenue, Urmston, M41



 2
Bedrooms

 1
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
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STUNNING TWO-BEDROOM SEMI-DETACHED HOME WITH SPACIOUS SOUTH-WEST FACING GARDEN, DETACHED GARAGE & HOME OFFICE!

Trading Places are delighted to present this beautifully presented two-bedroom semi-detached home on the popular Rydal Avenue in Urmston.

Boasting a stylish and spacious open-plan kitchen-diner with integrated white goods, a cosy lounge with feature fireplace, two well-proportioned bedrooms and a modern family bathroom.

Externally, the property really impresses with a generous landscaped south-west facing rear garden, a separate studio/home office, detached garage and off-road parking for multiple vehicles.

Ideally located close to Urmston's excellent local amenities, schools and transport links, this fantastic home is **not to be missed! Early viewing is highly recommended!**

WORKSHOP/STUDIO/HOME OFFICE 24' 8" x 17' 2" (7.52m x 5.23m)

GARAGE 25' 4" x 14' 2" (7.72m x 4.32m)

KITCHEN 15' 2" x 13' 4" (4.62m x 4.06m)

OPEN PLAN LOUNGE/DINER 24' 6" x 15' 2" (7.47m x 4.62m)

BATHROOM 6' 1" x 5' 11" (1.85m x 1.80m)

BEDROOM 2 9' 2" x 9' 1" (2.79m x 2.77m)

BEDROOM 1 15' 2" x 13' 11" (4.62m x 4.24m)

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TOTAL FLOOR AREA : 1688 sq.ft. (156.8 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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