

TRADING PLACES

Offers in excess of £600,000
Warwick Drive, Urmston, M41



 4
Bedrooms

 2
Bathrooms

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

01617470022

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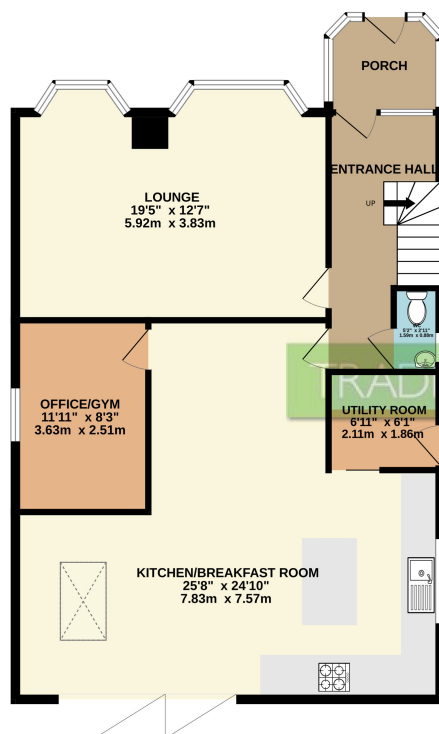
****OVERLOOKING DAVYHULME BOWLING GREEN**** - TRADING PLACES ESTATE AGENTS are pleased to offer to the sales market this rare opportunity to purchase this unique, remodelled FOUR BEDROOM/TWO BATHROOM detached family home of nearly 2000 sqft. This delightful property would be ideal for any growing family providing bespoke accommodation arranged over two extensive floors. Offering flexible living accommodation finished in a contemporary style. The ground floor accommodation itself provides versatile accommodation with large entrance porch, entrance hallway with glass balustrade, downstairs wc, 19ft front lounge, office/gym. The open plan kitchen breakfast room is generous in size and enjoys pleasant views over the rear garden fitted with a host of modern wall and base units with incorporating a range of integrated appliances and 'Quartz' worksurfaces. The kitchen itself opens into a good sized dining room making this property perfect for entertaining completes the ground floor accommodation. Stairs rise to the first floor galleried landing which provides entry into a reconfigured layout of FOUR well-proportioned double bedrooms, a tiled family bathroom. The principal bedroom suite benefits from a dressing area with fitted wardrobes and an en-suite shower room. Externally, this property is set back from Warwick Drive with excellent off road parking facilities for multiple vehicles. To the rear, there is a artificial lawn garden with a large paved patio area perfect for alfresco dining during those summer months.. Additional benefits of this tastefully presented home include a new gas combination boiler in 2020, an updated electric consumer unit and uPVC double glazing throughout. Air conditioning in the lounge, gym/office and in the kitchen/dining/family area and underfloor heating in all the ground floor rooms. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Urmston Grammar School. For commuters, this property is positioned with minute's drive the motorway network.

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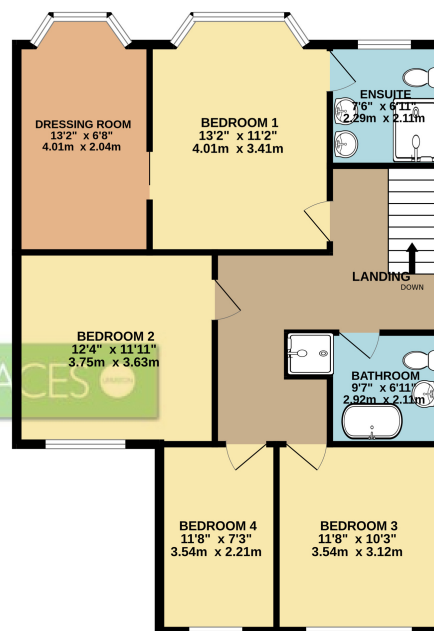
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GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 1891 sq.ft. (175.7 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		84
(69-80) C		
(55-68) D	59	
(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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