

TRADING PLACES

Offers over £375,000
Powis Road, Flixton, M41



3

Bedrooms



2

Bathrooms

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

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****NO ONWARD CHAIN**** - TRADING PLACES ESTATE AGENTS are pleased to offer this perfect opportunity to purchase a superb extended **THREE BEDROOM/TWO BATHROOM** semi-detached family home located in a popular residential area, close to Schools, amenities, and convenient for the local bus route. Acre Hall Primary School and Wellacre Technology Academy are also within close proximity. This property is warmed by gas central heating and benefits from uPVC double glazing throughout. The well proportioned, tastefully extended accommodation briefly comprises; a warm and welcoming entrance hallway with double doors leading into a bay fronted living room creating a perfect space for relaxing during those evenings. Access into an impressive, extended dining kitchen can be found from the living room creating an ideal space for entertaining. The kitchen itself is fitted with a range of base and cabinet units with a breakfast bar and space for seating. A separate family/dining room completes the ground floor accommodation. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a contemporary tiled three piece family bathroom with a en-suite shower to the second bedroom. Externally, approached to the front by a pressed concrete driveway providing excellent off road parking facilities. To the rear, an enclosed rear garden and paved patio offer an ideal space for a table and chairs during those summer months which leads onto a shaped lawned garden with enclosed timber boundaries. A large wooden shed can also be found within the rear garden with both power and lighting, ideal for use as a home office, gym or just additional dry storage space. An internal inspection comes strongly recommended to appreciate the space and highly convenient location on offer.

