

TRADING PLACES

Asking Price £525,000
Balmoral Road, Urmston, M41



4

Bedrooms



2

Bathrooms

42 Flixton Road , Urmston, Manchester, M41 5AB |
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01617470022

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A superb four-bedroom semi-detached family home occupying an exceptionally generous corner plot, believed to be one of the largest on the estate, with multiple-car off-road parking, three reception areas and beautifully presented accommodation throughout.

Situated on the popular Balmoral Road in Urmston, this impressive **freehold** property offers spacious and versatile accommodation ideal for a growing family.

The ground floor features a welcoming entrance hallway, a spacious main living room with stripped and polished timber flooring, and a feature **log-burning stove**, creating a warm and inviting focal point. There is also a separate dining room and a bright **conservatory**, providing additional living space and views over the rear garden.

At the heart of the home is the stylish **modern kitchen-diner**, fitted with contemporary units, generous worktop space and a large central island with seating. A separate **utility room** provides further storage and practicality, while a convenient **downstairs shower room** completes the ground-floor accommodation.

Upstairs are **four genuine double bedrooms**, offering excellent space for families, home working or guest accommodation, together with a modern family bathroom.

Externally, the property really stands out. Occupying a substantial **corner plot**, the home benefits from a large enclosed rear garden with lawned areas, mature planting and attractive outdoor entertaining spaces. **York stone paving and an Indian stone patio** provide excellent areas for seating and dining.

To the front, a substantial **block-paved driveway** provides off-road parking for multiple vehicles.

Ideally positioned within Urmston and conveniently placed for local amenities, schools and transport links, this is a fantastic opportunity to acquire a substantial family home with an unusually large plot.

INTEGRAL GARAGE 9' 5" x 7' 7" (2.87m x 2.31m)

UTILITY ROOM 9' 5" x 8' 9" (2.87m x 2.67m)

SHOWER ROOM 7' 8" x 5' 6" (2.34m x 1.68m)

HALL

PORCH

LOUNGE 20' 10" x 13' 4" (6.35m x 4.06m)

KITCHEN/DINING ROOM 20' 10" x 10' 10" (6.35m x 3.30m)

CONSERVATORY 14' 11" x 10' 10" (4.55m x 3.30m)

BEDROOM 1 21' x 9' 5" (6.40m x 2.87m)

BEDROOM 4 10' 8" x 9' 5" (3.25m x 2.87m)

BEDROOM 2 12' 10" x 10' 2" (3.91m x 3.10m)

LANDING

STORAGE

STORAGE

STORAGE

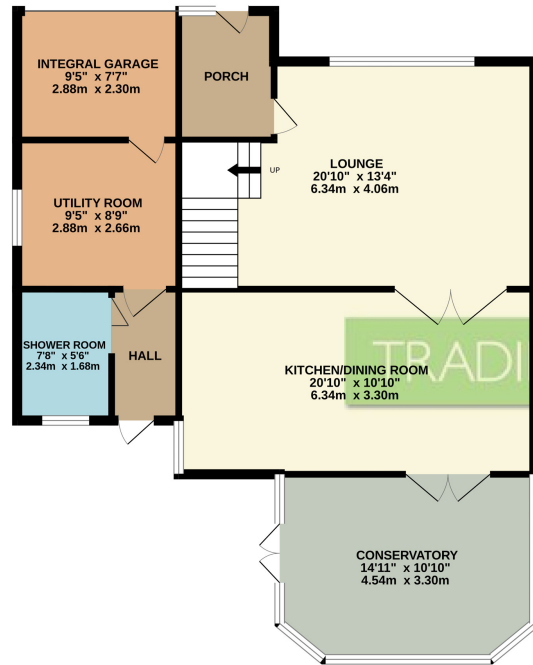
BATHROOM 10' 8" x 6' (3.25m x 1.83m)

BEDROOM 3 10' 2" x 8' 11" (3.10m x 2.72m)

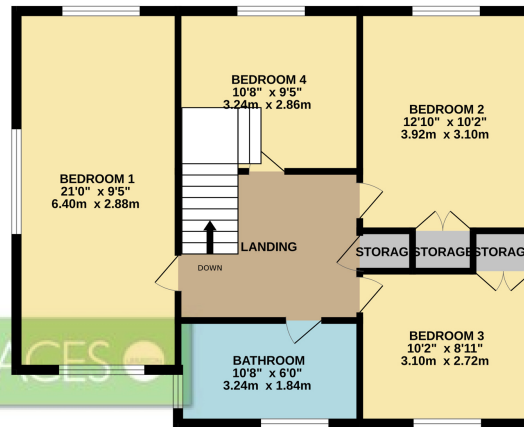
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GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 1602 sq.ft. (148.8 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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