

TRADING PLACES

Offers over £525,000
Flixton Road, Flixton, M41



 4
Bedrooms

 3
Bathrooms

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

01617470022

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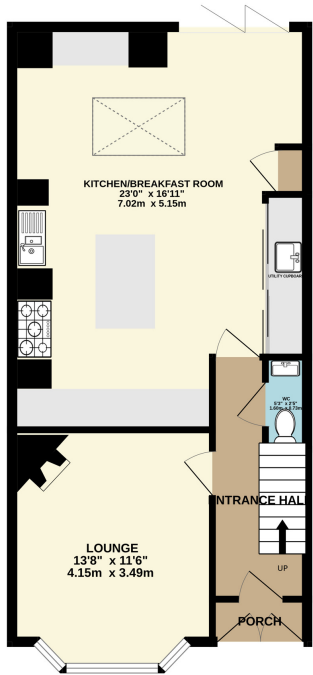
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A BEAUTIFULLY PRESENTED AND FULLY RENOVATED VICTORIAN HOME BOASTING ACCOMMODATION ARRANGED OVER THREE FLOORS WITH OFF ROAD PARKING** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this delightful, reconfigured FOUR DOUBLE BEDROOM/THREE BATHROOM period mid terrace property offering tastefully presented and deceptively spacious accommodation arranged over three floors. Over the last year this property has been beautifully restored to maximise the original charm alongside a contemporary living arrangement. In brief this attractive property briefly comprises; entrance porch, a warm and welcoming entrance hall, downstairs wc, a bay fronted living room with a logburner, a generously sized open plan luxury breakfast kitchen fitted with a host of 'Shaker' style wall and base units with granite worksurfaces incorporating a range of integrated appliances and a feature range cooker set within the chimney breast. A utility cupboard which would house washing machine and dryer. Bi-folding doors leading out to the rear garden. To the first floor, an 'L' shaped landing gives access into a large bay fronted master bedroom with en-suite shower, a further double bedroom and a modern tiled three piece bathroom suite can also be found on the first floor level. Stairs rise up to the second floor where a generously proportioned double bedroom with 'Juliette' Balcony overlooking local allotments can be found serviced by a three piece family shower room. A further double bedroom with vaulted ceiling could be used as a office/study. Externally, this period property is set back from Flixton Road, accessed via a flagged pathway. To the rear, an enclosed, landscaped garden can be found, separated into various area including a shaped lawn area, a composite decked seating area suitable for a table and chairs during those summer months alongside raised flower beds housing a selection of mature plants and bushes. A gated driveway to the rear suitable for off road parking two vehicles. Further benefits of is desirable period home include plantation shutters, cast iron radiators and gas central heating. This property is conveniently placed for a range of shopping facilities, highly regarded schools and transport links. An internal inspection is absolutely essential to fully appreciate all that this family residence affords.

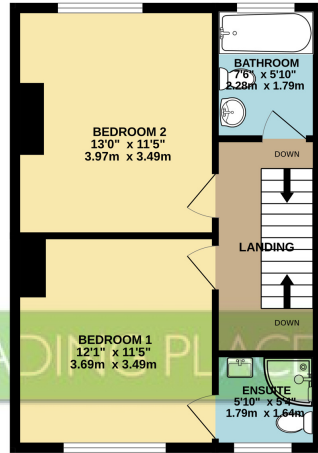
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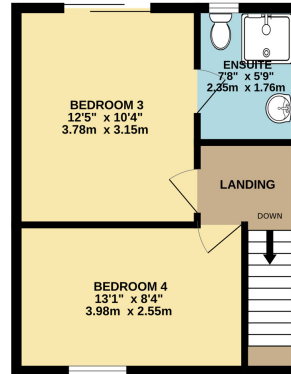
GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
334 sq.ft. (31.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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		
(69-80)	C	74	79
(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	

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