

# TRADING PLACES

£599,950

Malvern Avenue, Urmston, M41



4

Bedrooms



2

Bathrooms

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

01617470022

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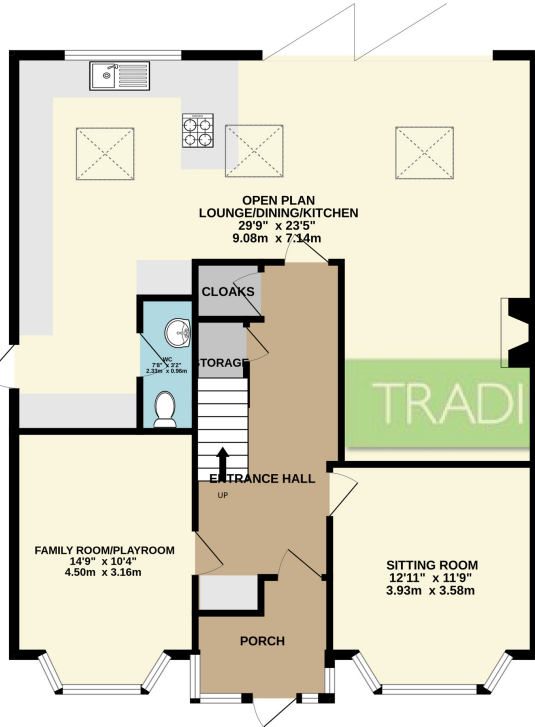
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**\*\*OVERLOOKING LOCAL ALLOTMENTS TO THE REAR \*\*** TRADING PLACES ESTATE AGENTS are pleased to offer for sale this exceptionally well presented 1800SQFT FOUR BEDROOM/TWO BATHROOM extended semi-detached family residence situated on a popular tree lined road. This property is located on Malvern Avenue, just off Flixton Road, with excellent access to a range of local amenities including Chassen Park train station, highly regarded schools and major motorway links. In brief, the desirable accommodation comprises; entrance porch, a warm and welcoming entrance hallway, a generously sized bay fronted family room , an secondary reception room which is currently used as a sitting/playroom, a downstairs WC. Without doubt, one of the main attracting features of this property is the enviable open plan extended lounge/dining kitchen with tiled floor and bi-folding doors leading out into the landscaped rear garden. The kitchen itself is fitted with a comprehensive range of handleless, wall and base units with quartz worksurfaces incorporating a central breakfast bar with an inset hob, lounge area has an attractive log burning fire with exposed brick . To the first floor, a shaped, split level landing provides entry into four good sized bedrooms alongside a luxury tiled three piece family bathroom with a shower over bath combination. The main bedroom suite is serviced by an en-suite shower room with a separate dressing room. Loft is boarded with pull down ladder and light. Externally, this property has driveway providing excellent off road parking facilities with a EV charger. To the rear, a secluded overlooking local allotments mainly artificial lawned garden benefits from a raised composite decked area ideal for a table and chairs during those summer months. A further wooden outbuilding which is used currently as a gym with external power supply. This property is warmed by gas central heating and benefits from being uPVC double glazed. Possibly one of the most desirable extended family homes in the area, presented to the highest of standards.

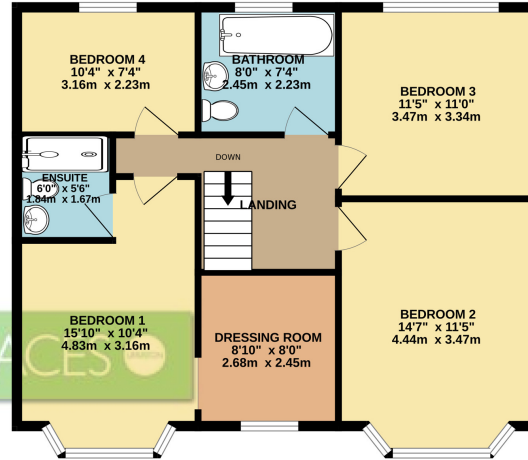
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GROUND FLOOR  
1062 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 1797 sq.ft. (166.9 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+)		
<b>A</b>		
(81-91)		<b>81</b>
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	<b>62</b>	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Malvern Avenue, Urmston, M41

