

TRADING PLACES

£325,000

Park Road, Partington, M31



4

Bedrooms



2

Bathrooms

42 Flixton Road , Urmston, Manchester, M41 5AB |
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Welcome to Park Roads best kept secret! This property is ONE OF A KIND.

A brilliant family home with a attached annex offering further accommodation!

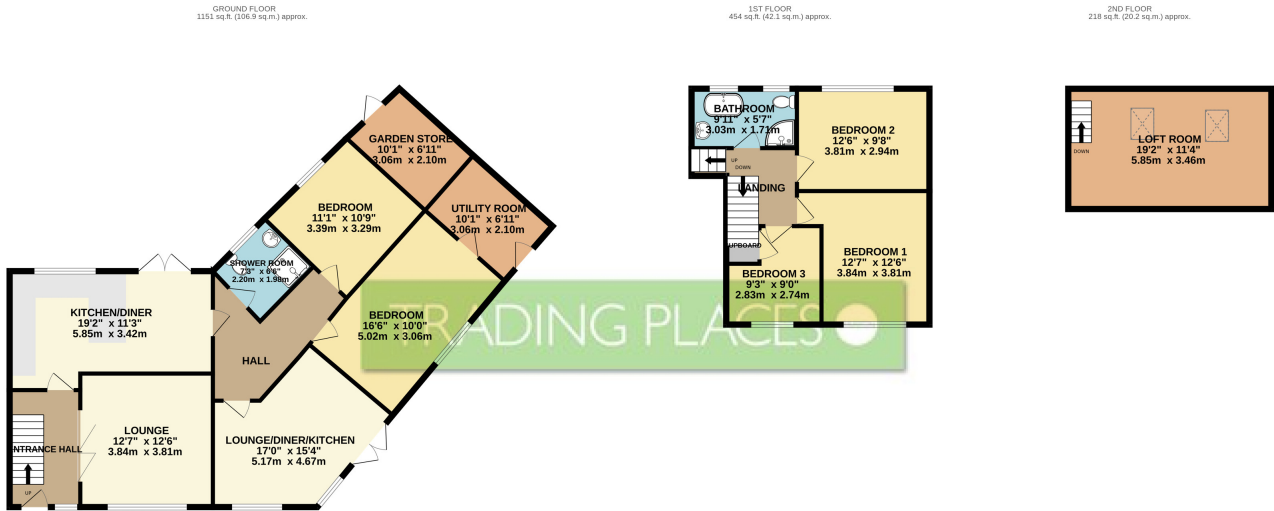
This superb property which is most certainly one of a kind. The property has been vastly extended throughout with the property benefiting from a large wrap round single storey extension doubling the ground floor space. In the garden the owners have managed to develop and gain planning permission for a large attached 'annex' offering further living accommodation. There is also a large 'man cave/ garden studio' which has been built with a large canopy for a hot tub area within the landscaped garden. Viewings really are a must on this property!

The annex has been built to a high standard compliant with building regulations with mains gas, water, electric and drainage. The property is fully insulated with a double glazed windows/ doors and essentially offers a bungalow within the plot. The property has gas central heating and is over 750 sqft and similar in size to some of the properties on the road which aren't extended. This offers great space for any assisted living requirements with disabled access perfect for anyone requiring something within the same plot as the main house for additional family or parents to live within one plot.

The main property comprising; a spacious entrance hallway with carpeted stairs to the first floor, dining/kitchen with a high spec kitchen with breakfast bar, patio doors to the rear garden. The ground floor also has a separate bay fronted lounge with a media wall. To the first floor are three large double bedrooms, a family bathroom. There is a spacious landing space with stairs leading to the second floor is a well planned loft room with velux skylights.

The annex currently comprises; entrance hallway, cloak storage, a bathroom with walk in corner shower unit, two bedrooms, a spacious lounge/diner. There are French doors from the lounge to the front garden.

To the front of the property is a large driveway offering ample parking for several vehicles with access down the side of the property to the rear garden. The rear garden is fully flagged offering a low maintenance child/pet friendly space which is fully enclosed.



TOTAL FLOOR AREA : 1822 sq.ft. (169.3 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

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B

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D

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EPC

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