

TRADING PLACES

Offers over £425,000
Whitegate Park, Flixton, M41



3

Bedrooms



1

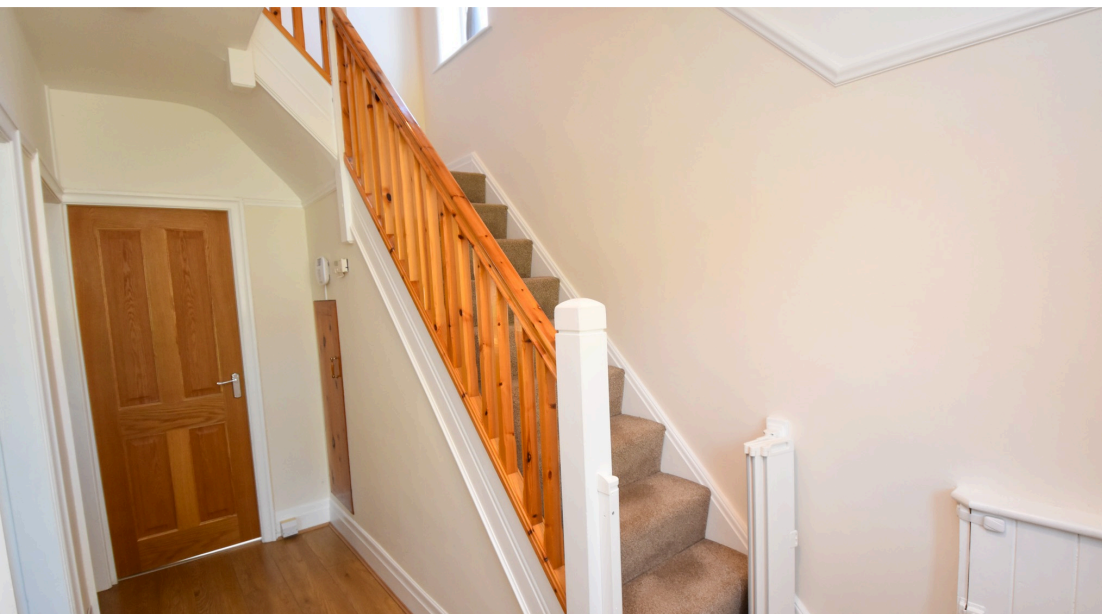
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
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****QUIET CUL-DE-SAC**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented, significantly extended THREE BEDROOM semi-detached family home situated on an extremely popular, quiet Flixton cul-de-sac. In brief the accommodation comprises; storm porch, a warm and welcoming hallway with stained glass windows, a bay fronted lounge, open plan dining/family room opening to an impressively extended fitted kitchen with integrated appliances, Silestone 'Quartz' work surfaces, electric Velux skylights, LVT flooring. On the first floor level, a shaped landing provides entry into three well-proportioned bedrooms and three piece family bathroom. Boarded loft with ladder and light. Externally to the front of the property, a generous driveway providing ample off road parking for multiple vehicles. To the rear, a secluded landscaped garden can be found with a large porcelain patio area suitable for alfresco dining with a shaped lawned area beyond. A detached storage garage. Further benefits of this attractive family home include gas central heating and uPVC double glazing. full house re-wired in 2019 and kitchen extension added in 2021. Positioned in a highly desirable area, walking distance to local amenities and eateries. Beautiful open spaces are a short walk away as well as highly regarded schools for all ages. Urmston town centre is short drive away, which boasts an array of shops, bars, restaurants.

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TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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		85
(69-80) C	69	
(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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