

TRADING PLACES

£375,000

Redesmere Park, Urmston, M41



 **3**
Bedrooms

 **1**
Bathroom

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

01617470022

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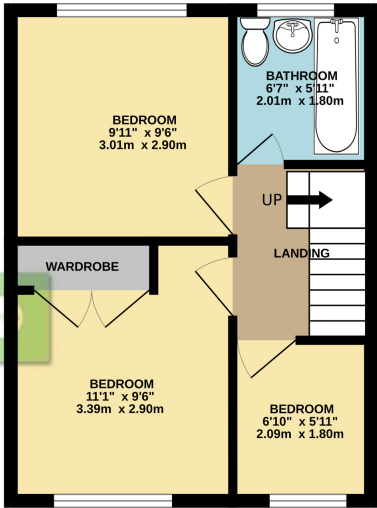
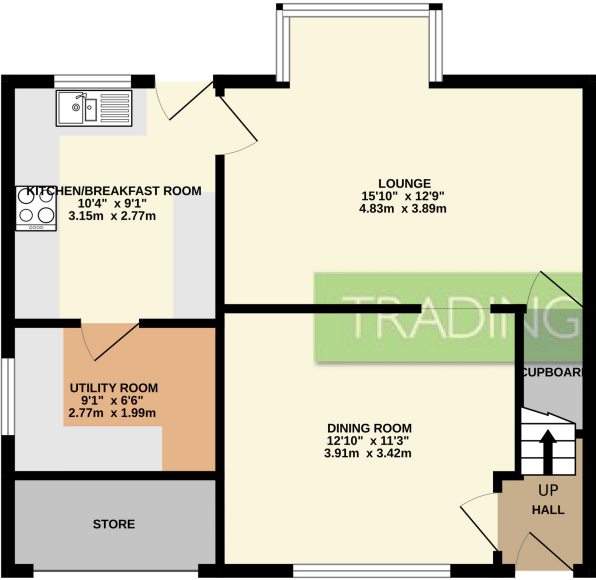
A sympathetically extended and exceptionally well presented THREE BEDROOM property boasting vast accommodation situated on the highly desirable Redesmere Park on the fringe of Southgate. Rarely do properties change hands in this secluded area and we feel privileged to offer for sale this extremely well presented family home. Located in the heart of Flixton, within easy reach of Chassen Road train station, an internal inspection will reveal a warm and welcoming entrance hallway, a good sized living room, a well proportioned dining room, impressive extended breakfast kitchen with a separate utility room. To the first floor, a shaped landing provides entry into three bedrooms, two of which are double bedrooms, all served by a modern three piece bathroom. Externally is a shaped front garden with driveway parking which leads up to the attached storage garage. To the rear, a generous, well maintained garden can be found with a shaped artificial lawned garden with timber fenced boundaries. A perfect family home which you can just move straight into. Located on Redesmere Park, off Church Road. A consistently popular and prominent position within catchment to excellent schools such as Urmston Grammar, close to open walks over Urmston meadows and well connected via Urmston train station, local road networks and major motorways to Manchester City Centre, Trafford Centre, Sale, Altrincham and beyond. Urmston town centre is close with its array of shops, bars and eateries.

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GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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		79
(55-68) D	56	
(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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