

# TRADING PLACES

£425,000

Shawe Hall Avenue, Flixton, M41



3

Bedrooms



1

Bathroom

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

01617470022

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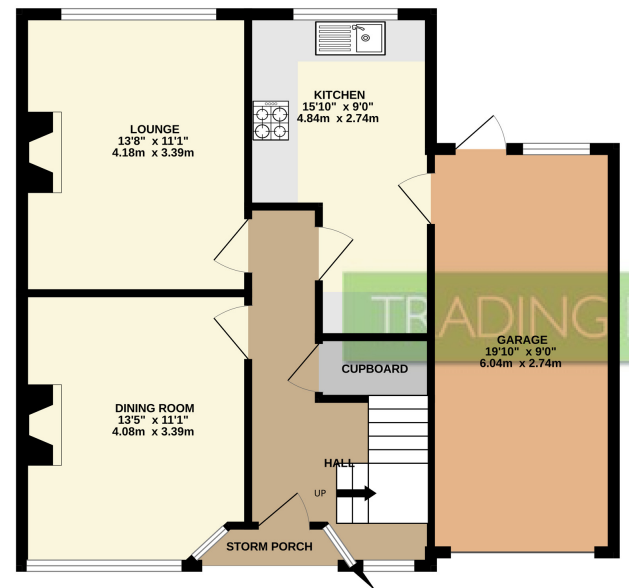
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TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM semi detached property located on a quiet, highly desirable Flixton road. This superb family accommodation offers spacious living throughout with tremendous scope to further improve and enhance. If you are looking for a well proportioned family home with a 100FT SOUTH WEST facing garden, be sure to book your viewing. In brief the accommodation comprises; a warm and welcoming hallway, a bay fronted dining room, a fitted kitchen with a host of wall and base units and a living room with views over the rear garden. To the first floor, a shaped landing provides entry into three well proportioned bedrooms, a two piece bathroom suite and a separate WC. Externally, to the front of the property, a paved driveway provides off road parking and leads up to an integral garage. To the rear, without doubt, one of the main focal points of this family home is the delightful well maintained lawned garden and paved patio area, both with open aspect.. Situated just off Church Road. Shawe Hall Avenue is ideal for both St Michael's CofE Primary School which is only 0.6 miles away and Flixton Girls School which is 0.8 miles away.

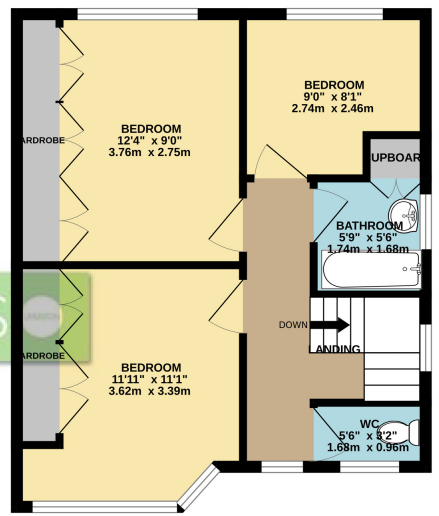
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GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.2 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>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>58</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: Shawe Hall Avenue, Flixton, M41

