

# TRADING PLACES

Offers in excess of £700,000  
Ambleside Road, Flixton, M41



5

Bedrooms



3

Bathrooms

42 Flixton Road , Urmston, Manchester, M41 5AB |  
[mark@tradingplacesurmston.co.uk](mailto:mark@tradingplacesurmston.co.uk)

01617470022

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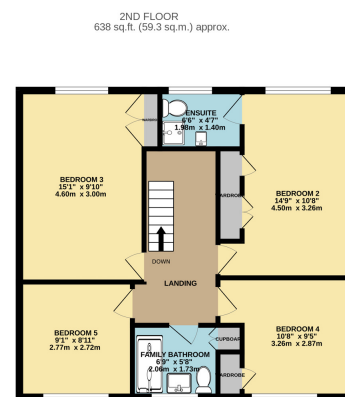
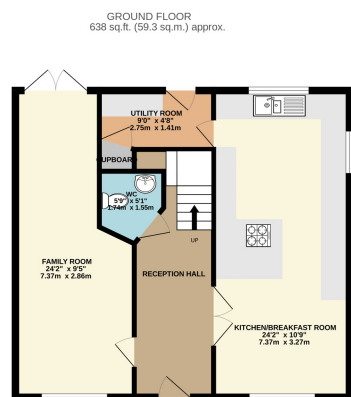
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TRADING PLACES ESTATE AGENTS are pleased to offer for sale this impressive FIVE/SIX BEDROOM individual built 2000SQFT detached family residence situated in a fantastic, quiet location with open aspect views to the front of the property. This desirable home occupies a spacious corner plot with beautifully presented accommodation arranged over three floors. In brief the ground floor comprises; entrance vestibule, a large warm and welcoming hallway, an stunning 25ft fitted dining kitchen, a versatile reception room currently used as a sitting room/dining room by our clients, a useful utility room and a downstairs WC. To the first floor, a shaped landing provides entry into a generously sized 25ft dual aspect living room, a study and a large master bedroom benefiting from a dressing room alongside a three piece en-suite shower room. Stairs rise from the first floor landing up to the second floor level where you will find four double bedrooms, two of which are substantially sized doubles alongside a three piece family bathroom. One of the bedroom on the second floor also benefits from a further en-suite shower room. Externally, to the front of the property, there is a walled front garden with low maintenance planters, railings and steps leading up to the front door. To the rear there is an extremely secluded, landscaped, raised walled garden laid to lawn with external lighting and a good sized paved patio area ideal for a table and chairs during those summer months. There is also an extensive electric gated driveway which leads up to a detached 17ft double garage. Located on the ever popular tree lined Ambleside Road in Flixton within close proximity to schools, amenities and transport links including Flixton Train Station, this property would ideally suit a growing family.

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TOTAL FLOOR AREA : 1927 sq.ft. (179.0 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>                            |                            | 83        |
| (69-80) <b>C</b>                            | 75                         |           |
| (55-68) <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<br>2002/91/EC |           |

Address: Ambleside Road, Flixton, M41

