

TRADING PLACES

Offers in excess of £480,000
Cumberland Road, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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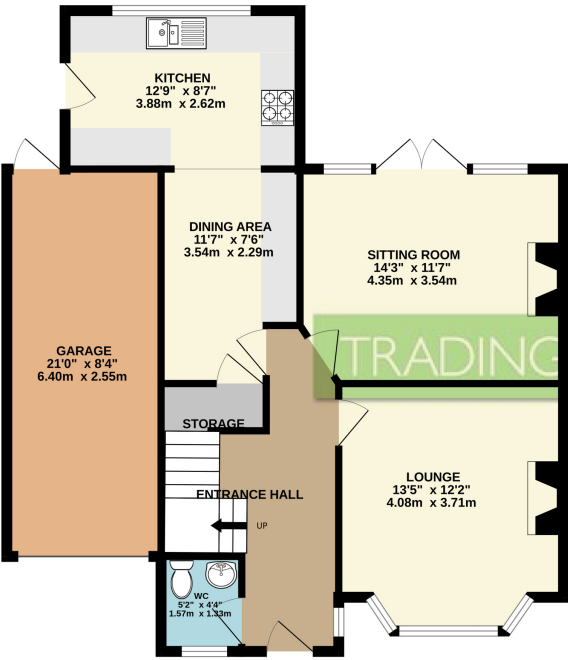
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****EXTENDED ACCOMMODATION**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this attractively presented, extended **THREE BEDROOM** semi detached family home situated in a highly regarded location, considered by many to be one of the most desirable residential area's within Urmston. Situated close to The Meadows, this property has been lovingly maintained by our clients over the last 43 years. The tastefully decorated accommodation briefly comprises; a warm and welcoming entrance hallway, downstairs wc, a bay fronted lounge and a well proportion sitting room with double doors opening out into the rear garden. An impressive modern, extended breakfast kitchen can also be found on the ground floor complete with a range of wall and base units alongside a host of integrated appliances. To the first floor, there are three spacious bedrooms and a two piece shower room alongside a separate WC. To the front of the property, a large paved driveway provides off road parking which leads to the brick built garage can be found. To the rear, the well maintained, mature garden is well stocked with shrubbery alongside a large paved patio ideal for alfresco dining during those summer months. Cumberland Road is located close to Church Road, ideal for country walks and only a short stroll into Urmston town centre. We expect interest will be forthcoming and would encourage any interested parties to contact our office to arrange an internal inspection.

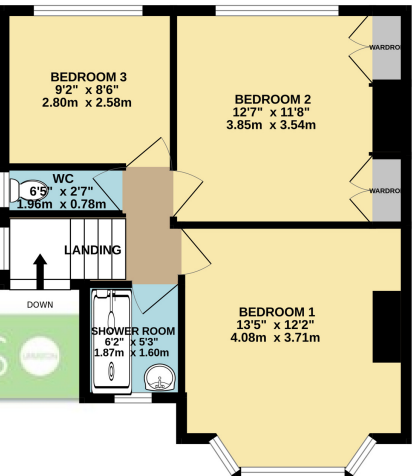
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GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 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		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Cumberland Road, Urmston, M41

