

TRADING PLACES

£285,000
Edenhall Drive, Flixton, M41



 2
Bedrooms

 1
Bathroom

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

01617470022

TRADING PLACES

£285,000
Edenhall Drive, Flixton, M41



TRADING PLACES

£285,000
Edenhall Drive, Flixton, M41



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

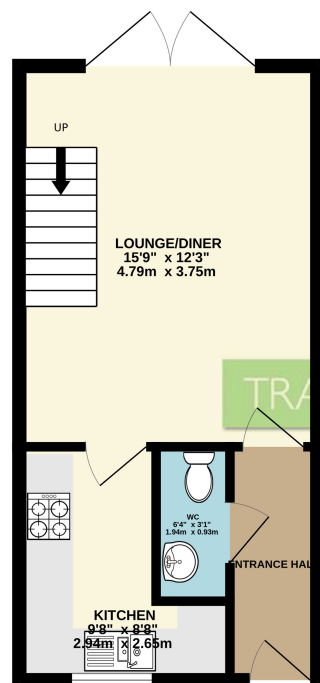
01617470022

TRADING PLACES ESTATE AGENTS are proud to offer for sale this well presented modern two bedroom semi detached property situated on a small quiet Flixton cul de sac. If you are looking for your first home, an investment or you are downsizing this really could be for you. In brief the accommodation comprises hallway, downstairs WC, spacious lounge, modern fitted kitchen, shaped landing, the two well proportioned bedrooms & a three piece bathroom suite. To the front of the property there is an ornate slate chipped garden along with a generous driveway providing ample off road parking. To the rear there is a generous paved patio with mainly lawned garden beyond that is well fenced for privacy. The rear benefits from not being overlooked & enjoys a sunny aspect. Perfectly placed for local amenities, transport links & the popular schools.

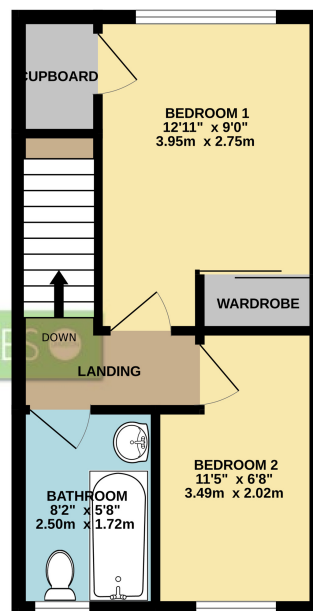
TRADING PLACES

£285,000
Edenhall Drive, Flixton, M41

GROUND FLOOR
312 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.8 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.
Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	82	
(69-80) C		
(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	

Address: Edenhall Drive, Flixton, M41

