

# TRADING PLACES

£325,000

Shawe View, Flixton, M41



3

Bedrooms



1

Bathroom

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

01617470022

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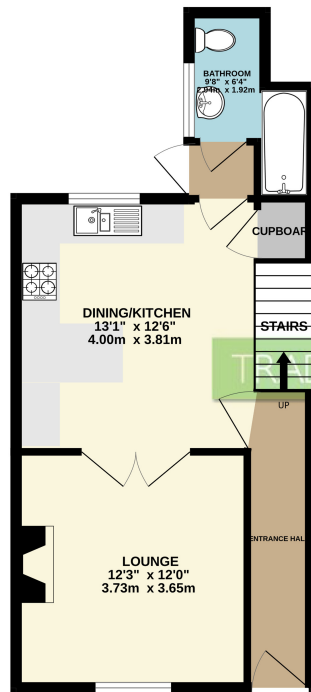
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TRADING PLACES ARE PROUD TO PRESENT TO THE MARKET THIS CHARMING PERIOD PROPERTY - A well-presented THREE BEDROOM period terrace property. Located on a quaint row of terraces along the ever-popular Shawe View in Flixton. In brief the well-proportioned accommodation comprises; entrance hallway, lounge with feature fireplace, fully fitted breakfast kitchen, three-piece family bathroom. To the first floor there are THREE good sized bedrooms and access to the loft which is boarded ideal for storage or conversion(subject to planning). Externally the property offers an enclosed south facing front garden ideal for those summer evenings, to the rear there is also a courtyard. Close to Chassen Park Train Station and 'Outstanding' primary schools. A well-located period property where viewings come highly recommended.

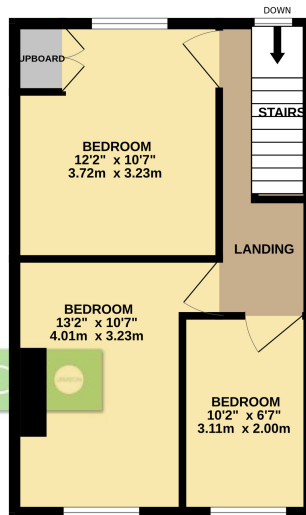
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GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA: 813 sq.ft. (75.5 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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