

TRADING PLACES

£375,000

Delamere Road, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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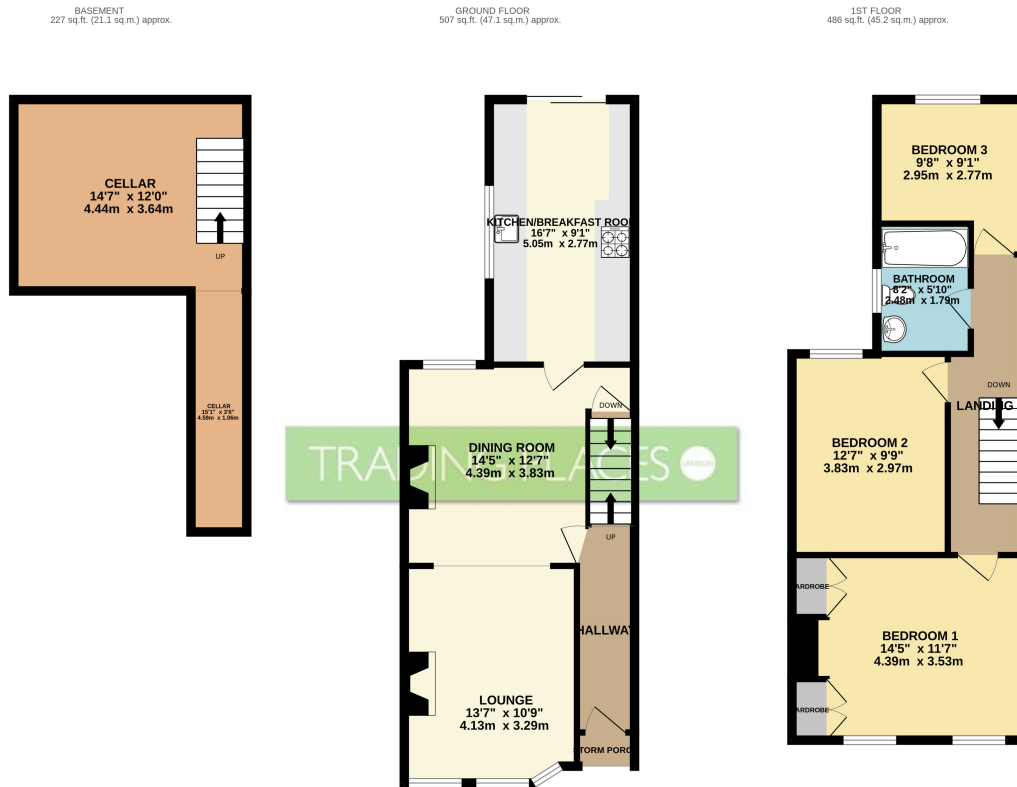
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****A CONVENIENTLY LOCATED, SPACIOUS THREE BEDROOM MID TERRACE PROPERTY**** - Trading Places Estate Agents are delighted to be able to offer for sale a generously proportioned, well presented THREE BEDROOM mid terrace property located on the desirable Delamere Road in Flixton. The recently updated accommodation would be ideal for any growing family and in brief comprises; a welcoming entrance hallway, a spacious bay fronted living room and a well proportioned dining room with logburner which opens into a modern kitchen complete with a host of wall and base units with contrasting worksurfaces. Stairs lead down from the dining room into a dry storage cellar with power and lighting also plumbing for washing machine and dryer. To the first floor, a shaped landing provides entry into three bedrooms alongside a recently updated three piece tiled bathroom. Boarded loft with light ideal for extra storage. Externally this property benefits from an enclosed west facing garden to the rear with a stone paved patio area suitable for a table and chairs during those summer months leading onto an lawned garden with garden shed. Situated within close proximity to Flixton Primary school, Flixton Park as well nearby train stations and a range of local amenities. An internal inspection comes strongly recommended to appreciate the space and highly convenient location on offer.

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TOTAL FLOOR AREA: 1221 sq.ft. (113.4 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		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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