

TRADING PLACES

Offers over £425,000
Isherwood Road, Carrington, M31



 4
Bedrooms

 2
Bathrooms

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

01617470022

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****LARGE GARDEN PLOT & OVERLOOKING LOCAL FARMLAND **** - TRADING PLACES Estate Agents are delighted to offer for sale this modern FOUR BEDROOM/TWO BATHROOM detached family home, located on Isherwood Road and forming part of the highly regarded Carrington Village regeneration scheme. Constructed in 2022 by Wain Homes, the property is tastefully presented throughout and arranged over two floors, extending to approximately 1410 sqft, making it an ideal purchase for a family home. The well planned accommodation briefly comprises a welcoming entrance hallway, a generously proportioned living room, and a stylish open-plan dining kitchen featuring double doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units, integrated appliances and contrasting work surfaces. A convenient downstairs WC completes the ground floor accommodation. To the first floor a large bright open landing, four well-proportioned bedrooms, main bedroom having a three piece en-suite shower, four piece family bathroom. A particular highlight of the property is the large, enclosed west-facing rear garden, which features a paved patio seating area, perfect for outdoor entertaining during the summer months. Large driveway providing off road parking leading to an attached single garage with up and over door. Ideally positioned for access to the Cheshire countryside, excellent motorway links to Manchester and beyond, and the nearby towns of Urmston, Sale and Partington. An internal viewing is highly recommended to fully appreciate the quality and location of this impressive home.

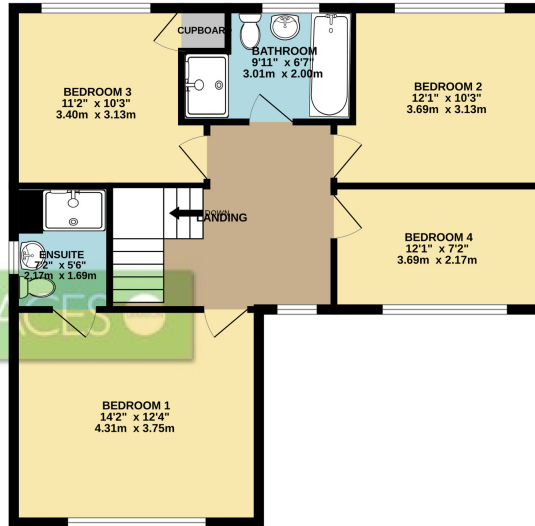
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GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.




1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.8 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		92
(81-91)	B	83	
(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 

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