TRADING PLACES

Offers over £300,000

Alderley Road, Flixton, Manchester, M41 5DW



3 Bedrooms

1 Bathroom

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

01617470022

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**OVERLOOKING LOCAL ALLOTMENTS TO THE REAR ** TRADING PLACES ESTATE AGENTS are pleased to offer for sale this deceptively spacious EXTENDED THREE BEDROOM semi detached period property located within walking distance of Urmston town centre. The accommodation offers a purchaser the opportunity to update and modernise to suit your requirements and briefly comprises; welcoming entrance hallway, a generously sized bay fronted living room, a good sized dining room, extended fitted kitchen complete with a range of wall and base units with access out into the rear patio garden. To the first floor there are THREE BEDROOMS and a traditional three piece shower room. Externally, to the front of the property, a low maintenance garden can be found. To the rear, a paved patio with views over the local allotments. Perfectly situated within walking distance to the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Chassen Park train station.

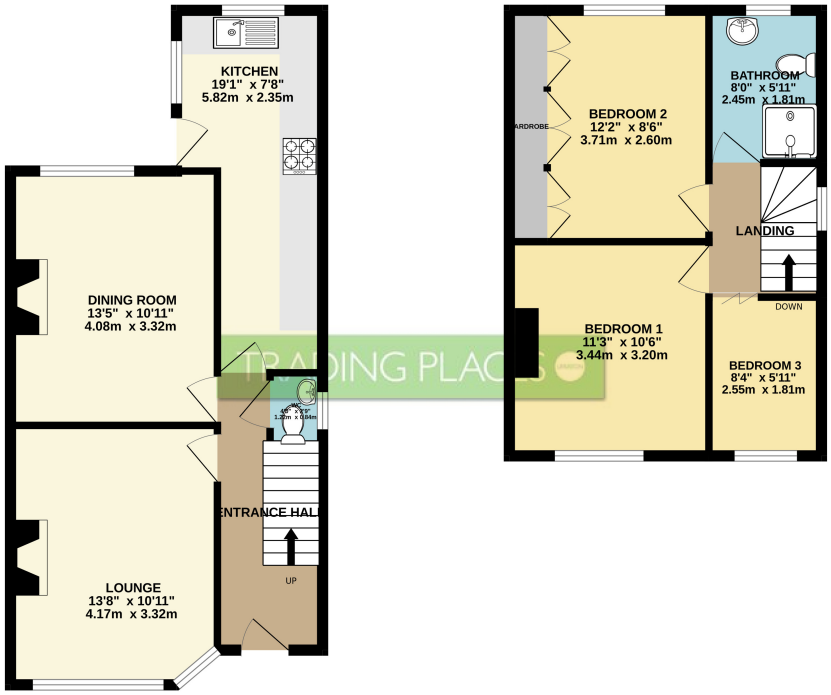
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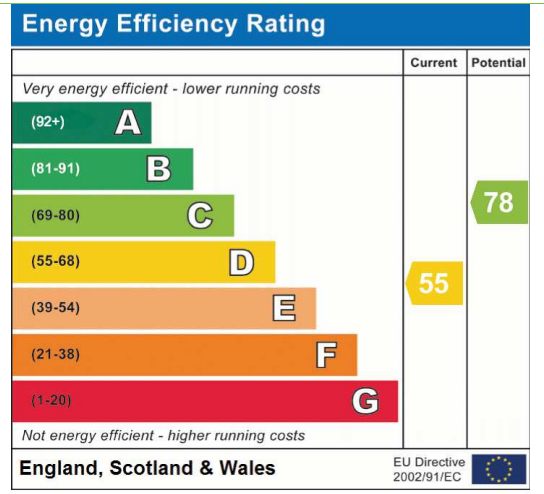
GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

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



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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Address: Alderley Road, Flixton, Manchester, M41 5DW