

TRADING PLACES

Offers in excess of £450,000
Redesmere Park, Flixton, M41



 4
Bedrooms

 2
Bathrooms

42 Flixton Road , Urmston, Manchester, M41 5AB |
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01617470022

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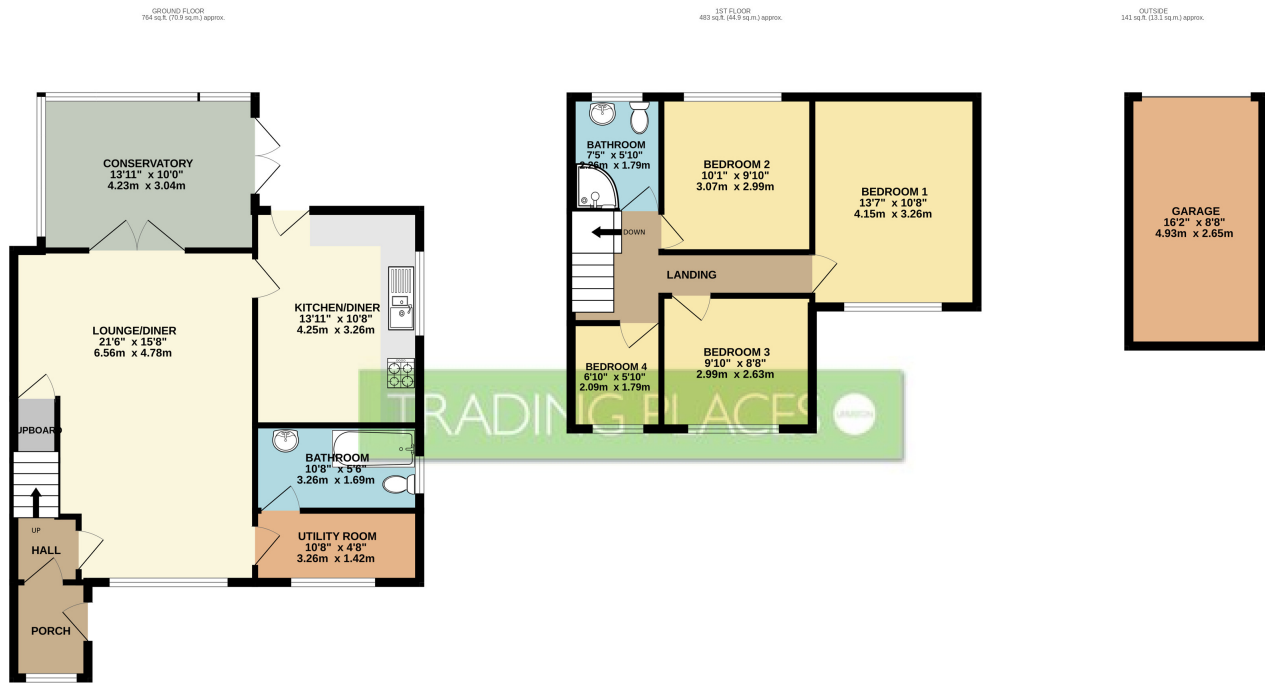
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****FULLY REFURBISHED WITH RECENTLY FITTED NEW WINDOWS AND NEWLY BUILT CONSERVATORY**** - TRADING PLACES ESTATE AGENTS are delighted to offer for sale this beautifully presented, significantly extended FOUR BEDROOM/TWO BATHROOM semi detached property situated on a large corner plot on a highly desirable family friendly cul-de-sac with access to a large open green. The property offers spacious family accommodation throughout, benefiting from an updated gas central heating system and uPVC double glazing. Downstairs, the tastefully decorated accommodation comprises of a porch, a warm and welcoming entrance hallway and a generously sized living room which opens into a 15ft dining area, with double doors leading out to a newly built conservatory overlooking the rear garden. There is the large eat-in dining kitchen complete with a contemporary range of wall and base units with contrasting worksurfaces. A utility room and a luxury tiled three piece bathroom with a shower over bath combination completes the ground floor accommodation. Stairs rise to a shaped first floor landing which provides entry into four generously proportioned bedrooms and a three piece shower room. As mentioned, this property is positioned on a larger than average corner plot with gardens to three sides. A gravel driveway to the front of the property provides excellent off road parking facilities for multiple vehicles suitable for any family. To the side and rear, the private, part artificial lawned, part paved garden which leads up to a detached garage. The rear garden provides a perfect area for a large table and chairs, ideal for alfresco dining during those summer months. The property was comprehensively refurbished in 2022 benefiting from a full electrical re-wire, new plumbing, a smart heating system and CCTV. The loft is also part boarded with lighting, ideal for dry storage space. The home is positioned in a highly desirable area, within walking distance to local amenities and eateries. Beautiful open spaces are a short walk away as well as highly regarded schools for all ages. Urmston town centre is short drive away, which boasts an array of shops, bars, restaurants.

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TOTAL FLOOR AREA: 1387 sq.ft. (128.9 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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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