

TRADING PLACES

£450,000

Bedford Road, Davyhulme, M41



3

Bedrooms



1

Bathroom

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

01617470022

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****NO ONWARD CHAIN**** Nestled in a sought-after location just off Davyhulme Road, this tastefully presented, extended THREE BEDROOM detached property is conveniently positioned to enjoy the ever-growing selection of amenities, including local shops, bars, restaurants, Urmston Grammar school, as well as being within walking distance of Urmston train station and several bus routes. The current owners have lived at the property for over 60 years and, having meticulously maintained it, this detached home now offers spacious accommodation surrounded by beautifully manicured gardens.

The property itself offers excellent flexibility, having been extended with accommodation thoughtfully arranged over two floors. This charming home briefly comprises an entrance porch, a welcoming entrance hallway, downstairs WC, living room with sliding patio doors leading into a fully double-glazed conservatory with access out to the rear garden, alongside a well-proportioned bay-fronted second reception room.

The kitchen features light wooden cabinetry with contrasting work surfaces and a tiled backsplash, providing a functional and bright cooking space. To the first floor, a shaped landing leads to three generously sized bedrooms, two of which benefit from built-in wardrobes. A tiled three-piece family shower room can also be found on the first floor, complete with a walk-in-shower.

Externally, this property occupies a large plot surrounded by mature, well-maintained gardens and is approached via a paved driveway leading to a garage with a remote-controlled electric garage door. The rear garden offers a serene escape from the hustle and bustle of everyday life, featuring a shaped lawned garden, a selection of plants and bushes, and timber-fenced boundaries. A large paved patio extends to the side of the property, ideal for outdoor dining during the summer months.

Further benefits of this enviable property include a new gas combination boiler installed in March 2024 and a replacement conservatory roof fitted in 2023. Rarely do properties of this size and in this location come to the market, and as such, we anticipate strong interest.

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TOTAL FLOOR AREA: 1264 sq.ft. (117.4 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		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Bedford Road, Davyhulme, M41

