

# TRADING PLACES

Offers over £350,000  
Broomehouse Avenue, Irlam, M44



 4  
Bedrooms

 2  
Bathrooms

42 Flixton Road , Urmston, Manchester, M41 5AB |  
[mark@tradingplacesurmston.co.uk](mailto:mark@tradingplacesurmston.co.uk)

01617470022



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Situated in a popular convenient location, close to shops, schools and transport facilities this most attractive FOUR BEDROOM/TWO BATHROOM detached house has an excellent specification, which includes gas combi central heating & upvc double glazing. Comprising, entrance hall, Lounge through to dining room with patio doors fitted kitchen with a range of modern units, oven & hob, leading from the kitchen is a utility room with plumbing for washer, a further separate dining room/study. To the first floor there are four bedrooms, main bedroom with fitted wardrobes and en suite, shower room., The family bathroom houses a modern white suite with tiling and shower. There is off road parking for two vehicles to the front & low maintenance gardens which are not directly overlooked to the rear .

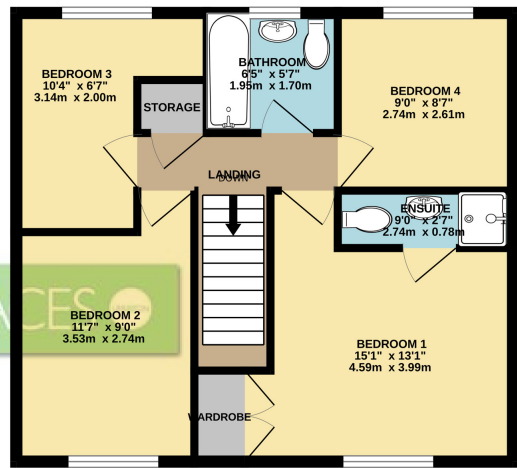
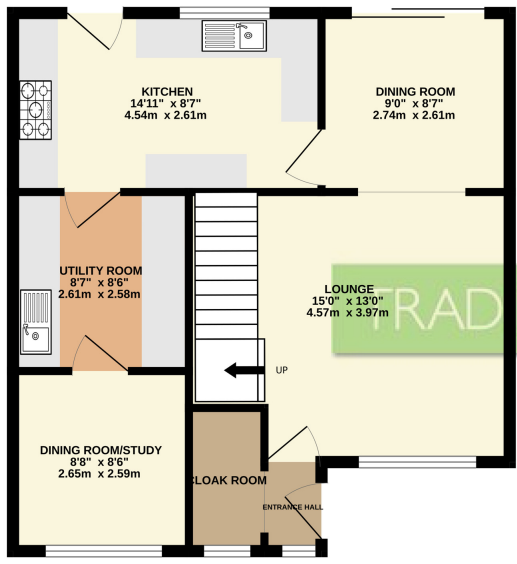


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GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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+) <b>A</b>                              |         | <b>83</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England, Scotland &amp; Wales</b>        |         | EU Directive 2002/91/EC |

Address: Broomehouse Avenue, Irlam, M44

