

TRADING PLACES

Offers in excess of £425,000
Crofts Bank Road, Urmston, M41



3

Bedrooms



2

Bathrooms

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

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TRADING PLACES Estate Agents are pleased to offer for sale this three-bedroom, two-bathroom semi-detached house is situated on Crofts Bank Road in Urmston, Manchester. The property features a spacious reception room that seamlessly connects to a contemporary kitchen-lounge, equipped with modern appliances, a hidden larder and ample storage. The kitchen's sleek design is complemented by a log burner, adding a cozy touch to the living space.

The property boasts a large south-facing garden, perfect for outdoor activities and relaxation. The mature garden is well-maintained, providing a serene environment. Additionally, there is off-road parking available for several cars, ensuring convenience for homeowners and guests alike.

The ground floor includes a modern shower room with stylish fittings and a utility room for added functionality. Upstairs, the bedrooms are well-sized, offering comfortable living spaces with plenty of natural light. There is an additional W.C. upstairs for convenience.

Located in a prime area, the house is close to local amenities and the train station, providing easy access to Manchester and surrounding areas. The property is fully double glazed, enhancing energy efficiency and comfort throughout the year.

This home is ideal for those seeking a well-connected location with modern conveniences and ample outdoor space.

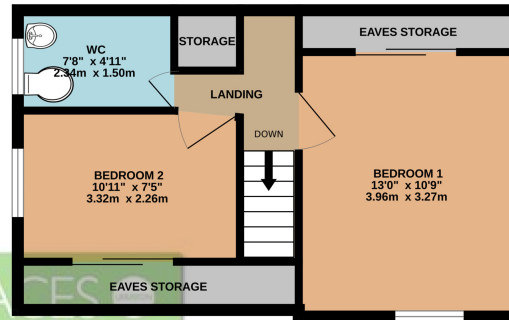
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GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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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