

TRADING PLACES

Asking Price £239,950
Bradwell Walk, Flixton, M41



2

Bedrooms



1

Bathroom

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

01617470022

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TRADING PLACES ESTATE AGENTS are pleased to offer for sale this highly desirable TWO BEDROOM mid townhouse property located in a desirable area of Flixton ideal for local amenities, highly regarded schooling and major transport links. The attractive accommodation briefly comprises; entrance hallway, a modern fitted kitchen complete with a comprehensive range of wall and base units and a spacious living room. Sliding doors lead from the living room into a uPVC conservatory with access into the rear garden. To the first floor there are two well proportioned bedrooms and a three piece bathroom. Externally to the front of the property, there is a lawned garden and a pathway leading to the front door. To the southerly facing rear, a landscaped garden can be found with a lawned area, a paved patio ideal for a table and chairs and a raised decked area idea during those summer months. An perfect property for a first time purchaser or buy to let investor. An internal inspection comes highly recommend.

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TOTAL FLOOR AREA: 702 sq.ft. (65.2 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 for 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	52	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Bradwell Walk, Flixton, M41

