

TRADING PLACES

Offers over £499,950
Overdale Crescent, Flixton, M41



 3

Bedrooms

 2

Bathrooms

42 Flixton Road , Urmston, Manchester, M41 5AB |
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TRADING PLACES ESTATE AGENTS are proud to offer for sale this three bedroom detached true bungalow situated on the always popular Overdale Crescent. If you are looking for space both inside & out, be sure to book your viewing early. In brief the accommodation comprises entrance porch, welcoming hallway, large lounge, dining kitchen, the three well proportioned bedrooms & three piece bathroom suite. The loft benefits from being converted & has been used as a hobby room or simply for storage. Externally to the front of the property there is a paved driveway providing ample off road parking which leads to the detached garage. The rear garden is a real treat boasting a southerly facing patio with large mainly lawned garden beyond. Due to the nature of the plot there is genuine potential for extensions subject to obtaining the required planning consent. Ideally placed for local green spaces & transport links.

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TOTAL FLOOR AREA : 1513 sq.ft. (140.6 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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