

TRADING PLACES

Offers over £525,000
Torbay Road, Urmston, M41



 4
Bedrooms

 1
Bathroom

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

01617470022

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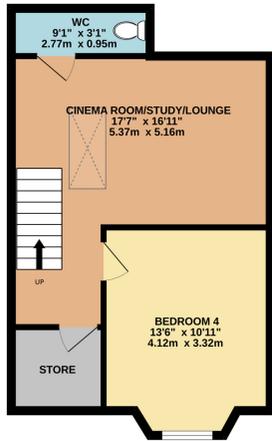
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****IMPRESSIVE SPECIFICATION**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented, refurbished and remodelled **FOUR BEDROOM** detached family home located at the bottom of a quiet Urmston cul-de-sac. This bespoke residence is exceptional in every sense of the word designed to exacting standards with accommodation arranged over three floors. Offering spacious and flexible living accommodation in a contemporary style, this enviable property briefly comprises; welcoming entrance hallway with a feature glass staircase, a well proportioned bay fronted lounge, a downstairs WC, a stunning open living room which opens into a luxury breakfast kitchen with a comprehensive range of high gloss wall and base units complimented by granite worksurfaces. A useful utility room can also be found to the ground floor level. Access into a professionally converted cellar can be obtained via the living room where a generously sized cinema room can be found alongside a sitting room / fourth bedroom. A comms room and a WC can also be found within the converted cellar. To the first floor there are three spacious bedrooms and a luxury four piece bathroom with a roll top bath, ceiling speakers and a mirror TV. Externally, to the front is an extensive block paved driveway which leads to a large single garage located to the side of property. To the rear, a southerly facing rear garden can be found with a generous paved patio ideal for a table and chairs with steps leading down to an artificial lawned garden with timber fenced boundaries. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. For commuters, the property positioned is within walking distance of Urmston train station and has excellent access to the motorway network.

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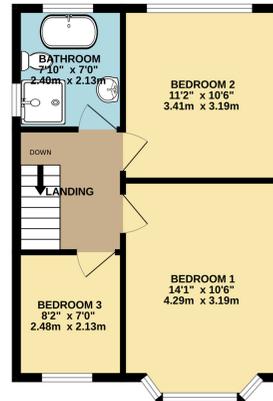
LOWER GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



GROUND FLOOR
791 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1644 sq.ft. (152.8 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		81
(69-80)	C	71	
(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: Torbay Road, Urmston, M41

