

TRADING PLACES

£375,000
Whitegate Park, Flixton, M41



 2
Bedrooms

 1
Bathroom

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

01617470022

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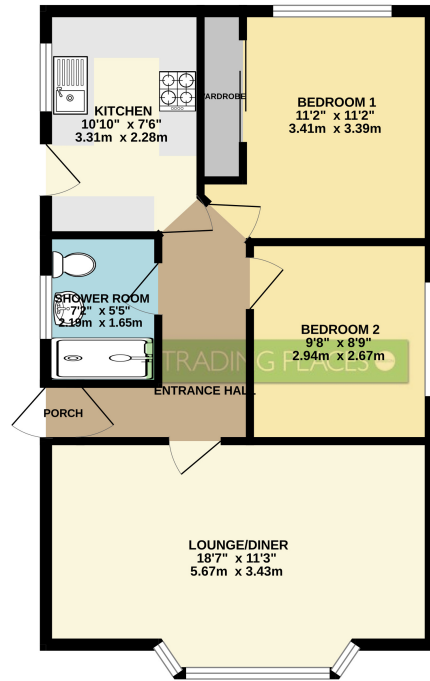
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***CUL DE SAC LOCATION** - TRADING PLACES ESTATE AGENTS** are privileged to offer for sale this beautifully presented two bedroom detached true bungalow situated on the peaceful Whitegate Park in Flixton. In brief the accommodation comprises welcoming hallway, bay fronted lounge/dining room, modern fitted kitchen, the two bedrooms & three piece modern shower room. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a paved driveway providing ample off road parking leading down the side to single garage which has a supply of power and lighting . The rear garden which is a great size benefits from not being overlooked & boasts a generous patio area with mainly lawned garden. Ideally placed for transport links and amenities.

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GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.

While 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		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Whitegate Park, Flixton, M41

