TRADING PLACES

Offers in excess of £499,950
'Thornlea' Irlam Road, Flixton, M41



3 Bedrooms

1 Bathroom

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

01617470022

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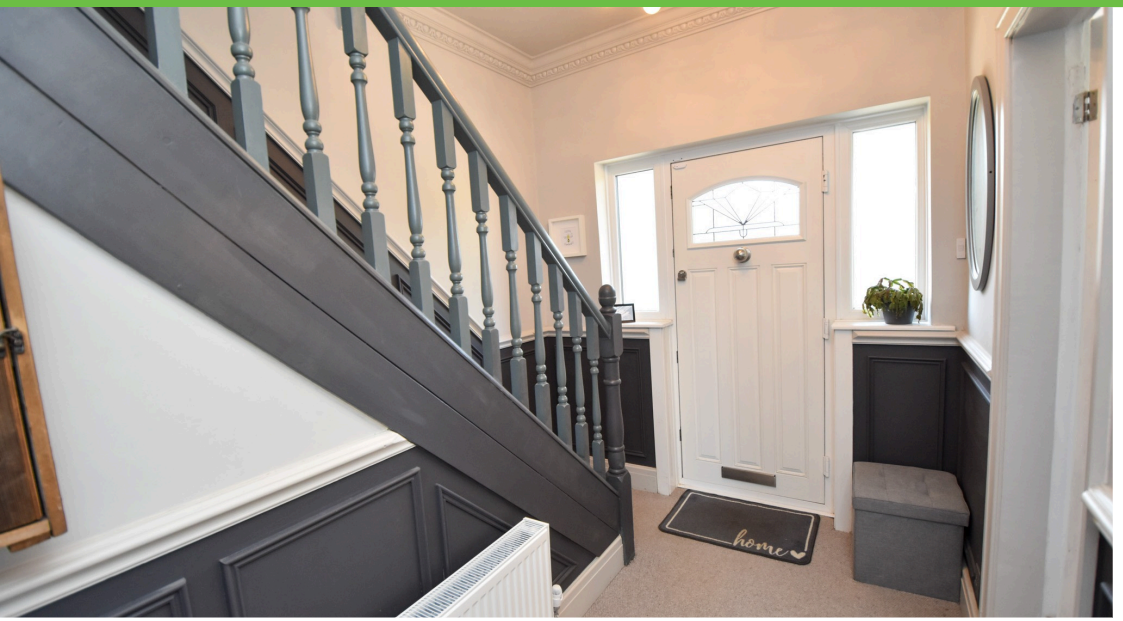


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TRADING PLACES are delighted to offer for sale this spacious EXTENDED THREE BEDROOM semi-detached family residence located on the ever popular Irlam Road in Flixton. Situated on a desirable tree lined road, this superb property offers a vast amount of space having been sympathetically upgraded by our clients to provide attractive accommodation ideal for any growing family. In brief the well-presented family home comprises; an impressive warm and welcoming entrance hallway, a good sized bay fronted living room with stripped original floorboards and original fireplace, dining room again with original fireplace and with patio doors leading out to the rear garden opening to a newly fitted kitchen complete with a range of wall and base units, fitted integral appliances. Extended family room with log burner. To the first floor, landing provides entry into three well-proportioned bedrooms and a newly fitted luxury tiled four piece bathroom. Externally to the front of the property, ample off road parking is provided by a stone block driveway whilst to the rear, a pleasant partially lawned garden can be found with porcelain tiled patio and a detached storage garage . Further benefits include gas central heating with new boiler and radiators, uPVC double glazing with plantation shutters . This property is situated in a convenient location close to highly regarded schools and excellent transport links to and from the City Centre, Media City, Trafford Centre and Salford Quays. Presented to an impeccable standard, we strongly recommend a viewing to fully appreciate the size and quality of accommodation on offer.

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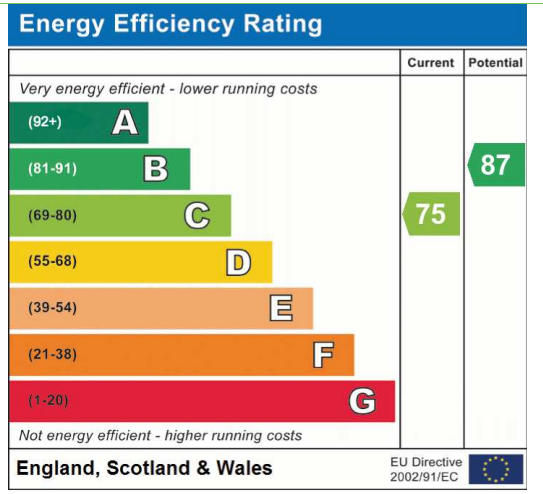
GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.

1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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Address: 'Thornlea' Irlam Road, Flixton, M41