

TRADING PLACES

Offers in excess of £550,000
Lime Avenue, Urmston, M41



 4
Bedrooms

 3
Bathrooms

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

01617470022

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Located in the desirable area of Urmston, this 4-bedroom, 3-bathroom semi-detached house on Lime Avenue offers a blend of modern living and convenience. The property features a larger than average lounge and a open plan kitchen/diner, providing ample space for family gatherings and relaxation. The contemporary kitchen-diner is equipped with modern fittings, offering a practical and stylish space for cooking and dining. A log burner adds a touch of warmth and character to the living area. Additionally on the ground floor is a utility room leading to the shower room.

The property boasts a large rear garden, perfect for outdoor activities and enjoying the views over Chassen Park. Off-road parking is available for several cars, complemented by a detached garage for additional storage. The home is fully double glazed, ensuring energy efficiency and comfort throughout the year.

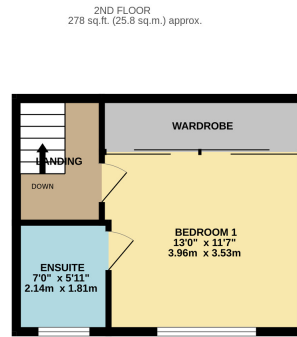
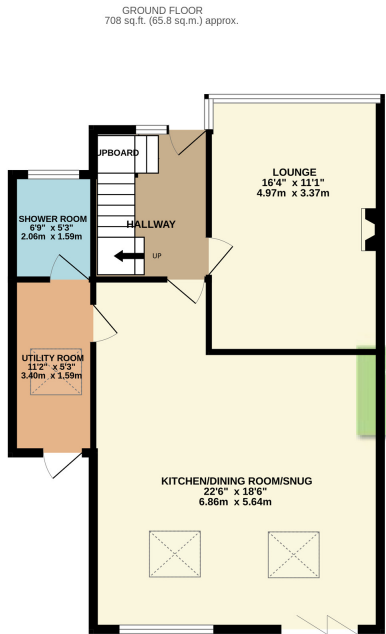
A notable feature of this property is the loft conversion, which includes an ensuite bathroom, providing a private retreat within the home. The modern bathrooms are designed with contemporary fixtures, enhancing the overall appeal of the property.

Situated close to a train station, the house offers excellent transport links, making commuting straightforward. Local amenities are within easy reach, providing convenience for shopping and leisure activities. The presence of a nearby grammar school adds to the appeal for families seeking quality education options.

This property combines modern living with practical features, making it a versatile choice for various lifestyle needs. With its mature garden and views over the park, it offers a peaceful setting while being close to the vibrant community of Urmston. The house is fully double glazed and benefits from off-road parking, a detached garage, and a loft conversion with an ensuite, ensuring a comfortable and functional living environment.

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TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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