

TRADING PLACES

£375,000
Merwell Road, Flixton, M41



 2
Bedrooms

 1
Bathroom

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

01617470022

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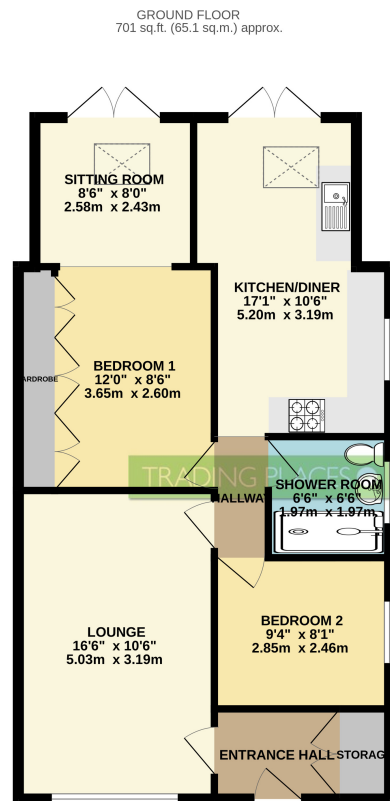
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****NO ONWARD CHAIN**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented, extended TWO BEDROOM semi detached bungalow benefiting from gas central heating and uPVC double glazing. This property is conveniently situated in a quiet location close to Flixton Village and the recently renovated accommodation briefly comprises; a warm and welcoming entrance hallway with large storage cupboard, a generously sized living room, two good sized bedrooms, the master with a range of fitted bedroom furniture and a three piece shower room. To the rear of the property, a extended fitted kitchen can be found with double doors leading into the garden. A further sitting room which is part of the extension is off the main bedroom again with patio doors out to the rear garden. Externally, to the front this property is approached via a double paved driveway. To the rear of the property a landscaped easy to maintain enclosed garden can be found with a large paved patio area providing an excellent space for alfresco dining during those summer months. A timber shed with the supply of power and lighting and a water feature. This bungalow is tucked away on a quiet cul-de-sac just off Lansdowne Road, just a stones throw away from the beautiful Dutton's Pond. An internal inspection is highly recommended.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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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