

TRADING PLACES ●

Offers over £375,000
Church Road, Flixton, M41



 3
Bedrooms

 1
Bathroom

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

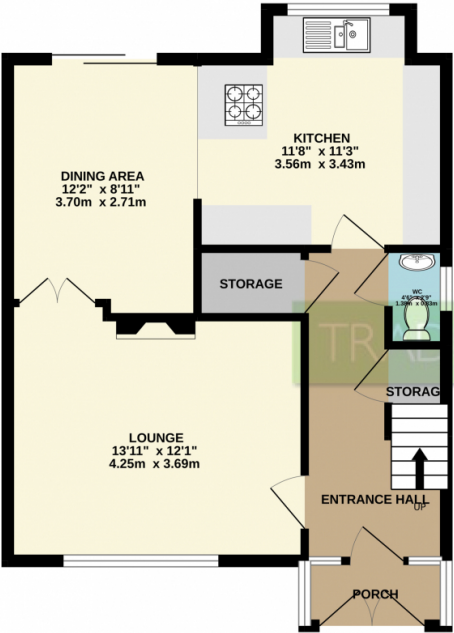
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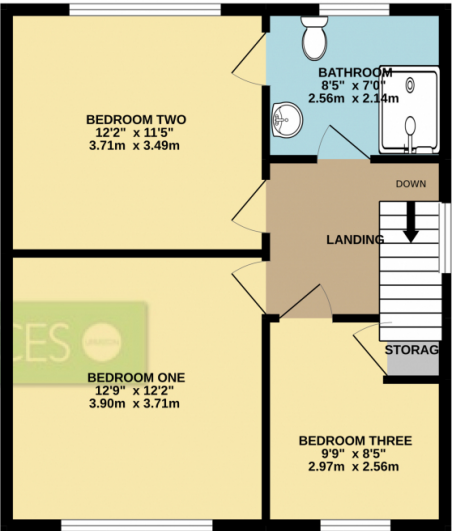


****OPEN ASPECT VIEWS AND A STUNNING LARGE REAR GARDEN**** - TRADING PLACES ESTATE AGENTS are delighted to bring to the sales market a conveniently located and a FULLY REFURBISHED THREE BEDROOM semi detached property with open aspect views to the front overlooking St.Michael's Church. This tastefully finished property offers spacious living accommodation which briefly comprises; entrance porch, a warm and welcoming entrance hallway, a generously sized living room, a downstairs WC and large store room and an impressive open plan dining/kitchen with sliding doors opening out into the rear garden. The kitchen itself is fitted with a range of high quality wall and base units with contrasting worksurfaces. To the first floor there are THREE well proportioned bedrooms and a three piece bathroom suite. Externally there is a garden to the front and a driveway which leads to the side. To the rear, a larger than average, mature, predominantly artificial lawned rear garden can be found with a patio area suitable for a table and chairs during those summer months and a summerhouse with power. Ideally positioned for access to Flixton train station and well regarded schools including St Michael's Primary School making this property is ideal for any growing family. An attractive family home set in a great location with enviable views.

GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.5 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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