

TRADING PLACES ●

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



 **3**
Bedrooms

 **1**
Bathroom

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

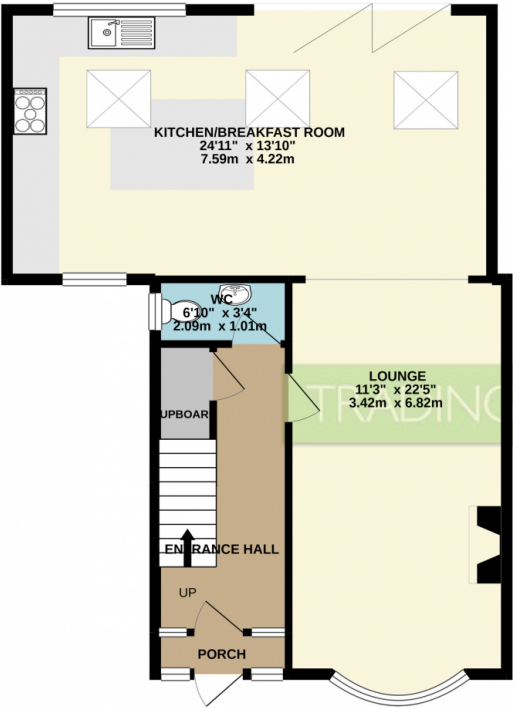
01617470022



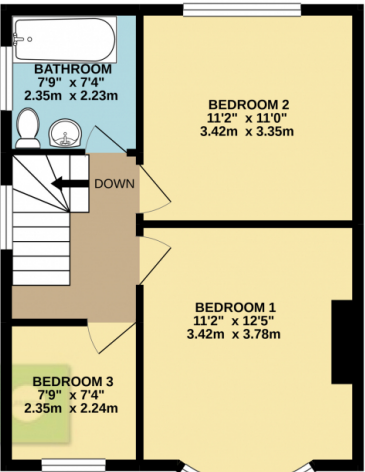


TRADING PLACES ESTATE AGENTS are privileged to offer to the market this superbly extended & tastefully finished three bedroom semi detached family residence. In brief the accommodation to the ground floor comprises entrance porch, welcoming hallway, bay fronted lounge with wood burner opening to a stunning 25ft open plan kitchen & family room, fitted with 'Neff' intergal appliances and quartz worksurfaces, bi-folding doors leading out to the rear garden and a downstairs WC. To the first floor there are the three well proportioned bedrooms & a three piece contemporary bathroom suite. A boarded loft with pull down ladder. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a driveway providing ample off road parking. To the to the rear, which enjoys a sunny aspect there is a patio area with central lawned garden beyond with a mature pear tree tree and full borders. Ideally placed for for the well regarded schools, Trafford General Hospital & the ever growing amenities.

GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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.
Made with Metropia ©2021

