

# TRADING PLACES ●

Offers over £250,000  
Forest Gardens, Partington, M31



 **3**  
Bedrooms

 **1**  
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |  
[lee@tradingplacesurmston.co.uk](mailto:lee@tradingplacesurmston.co.uk)

01617470022



# TRADING PLACES ●

Offers over £250,000  
Forest Gardens, Partington, M31



42 Flixton Road , Urmston, Manchester, M41 5AB |  
[lee@tradingplacesurmston.co.uk](mailto:lee@tradingplacesurmston.co.uk)

01617470022

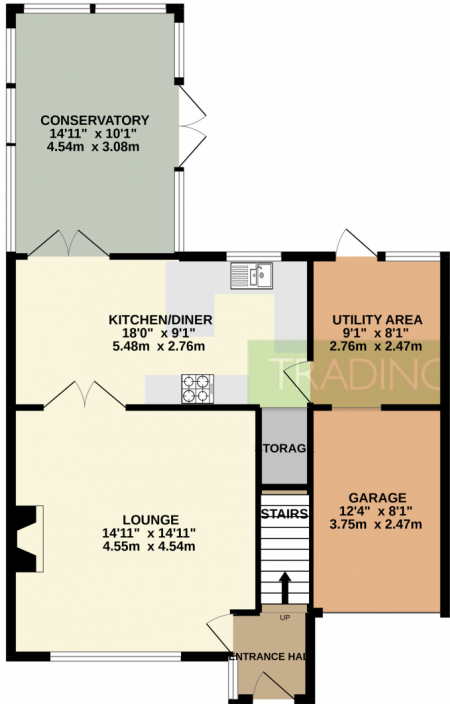




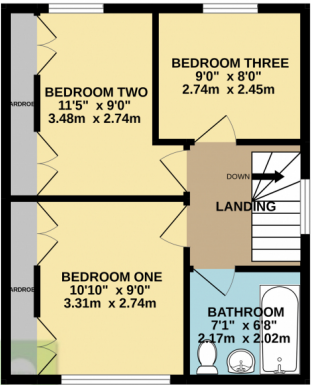


**\*NO CHAIN\*** Trading Places Estate Agents are delighted to be able to offer to the market a well presented THREE BEDROOM semi-detached property situated within a quiet residential cul-de-sac overlooking woodland to the rear. Located in one of Partington's most sought after roads the attractive and well-presented accommodation comprises; entrance hallway, a spacious living room which opens into a dining area alongside a modern fitted kitchen. Fully double glazed conservatory leading out to a LARGE REAR GARDEN. Access to single garage which is converted to a gym and utility area. To the first floor there are three bedrooms and a three piece fitted bathroom. Boarded loft with pulldown ladder. Externally to the front of the property, a paved driveway provides excellent off road parking. To the rear, a secluded large garden plot can be found which is mainly laid to lawn and provides an ideal space for a table and chairs during those summer months. This desirable property would make an ideal first time purchase. This well presented property is located within minutes' walk of Partington's town centre close to the recently built shopping centre, Forest Gate Academy, Broadoak School 0.5 miles and Our Lady's which is the feeder grammar school for Loretto and St Ambrose. Partington benefits from easy access to Lymm and is just a few minutes' drive to the M60 motorway. Viewings come highly recommended.

GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 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.  
Made with Metropix ©2022

