



 3

Bedrooms

 1

Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
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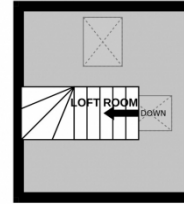


TRADING PLACES present to the market an exciting opportunity to purchase this extended THREE BEDROOM semi detached house which is now in need of some cosmetic improvement. The property currently has a generous lounge, extended fitted dining kitchen, understairs storage area. To the first floor three bedrooms, main bedroom having a separate toilet and wash basin and a family bathroom. There is a large rear garden which is lawned and fenced and not overlooked and to the front a tarmac driveway. The property is in close proximity to the metro link into Manchester. Viewings are highly recommended in order to fully appreciate the size and potential of accommodation on offer.

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.

2ND FLOOR
102 sq.ft. (9.5 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 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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