



33 Lawrence Road

Urmston, Manchester, M41 8UB

NO CHAIN* *PROBATE IN PROGRESS Park Lane Estate Agents are proud to offer For Sale this three-bedroom semi-detached house on Lawrence Road, a quiet and tranquil residential road in Flixton. This property requires full renovation throughout, and the large corner plot should allow for substantial extension (subject to planning permission) to create the ideal family home. The property is perfectly positioned for access to a wealth of amenities such as schools, shops, restaurants, transport links, Flixton Cricket & Sports Club and Davyhulme Park Golf Club. The property is uPVC double glazed throughout and warmed by gas central heating. The internal accommodation comprises an entrance hallway, lounge, kitchen, boiler room, stairs to the first floor landing, master bedroom, second bedroom, third bedroom and family bathroom. Externally to the front, the property boasts an easy-to-maintain garden with mature borders. To the side and rear is a large plot, which is mostly lawned with block-paved pathways and a detached garage. This property has to be viewed to be appreciated. Contact us now to arrange your viewing!

Open To Offers £299,999

33 Lawrence Road

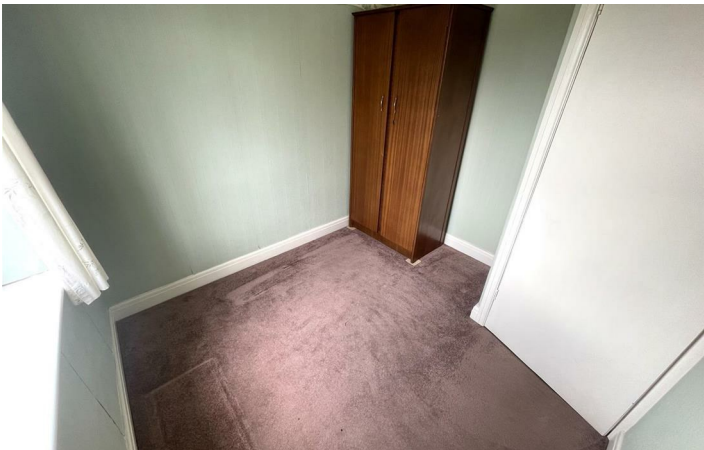
Urmston, Manchester, M41 8UB



- NO CHAIN
- FULL MODERNISATION REQUIRED THROUGHOUT
- LARGE CORNER PLOT
- IDEAL FOR SUBSTANTIAL EXTENSION (SUBJECT TO PLANNING PERMISSION)
- QUIET AND TRANQUIL RESIDENTIAL ROAD
- UPVC DOUBLE GLAZED THROUGHOUT AND GAS CENTRAL HEATING
- PERFECTLY POSITIONED FOR ACCESS TO A WEALTH OF AMENITIES
- CONTACT US NOW TO ARRANGE YOUR VIEWING



Directions

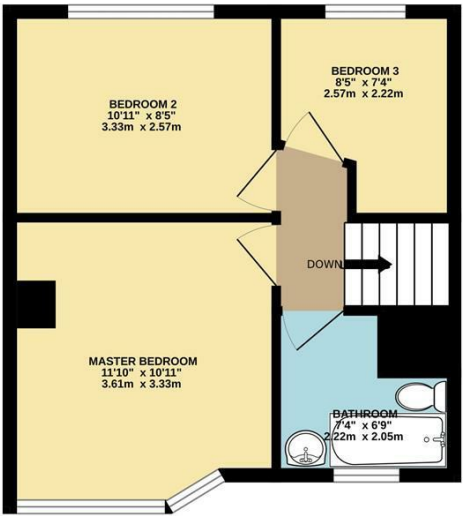


Floor Plan

GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED
TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	