



## 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

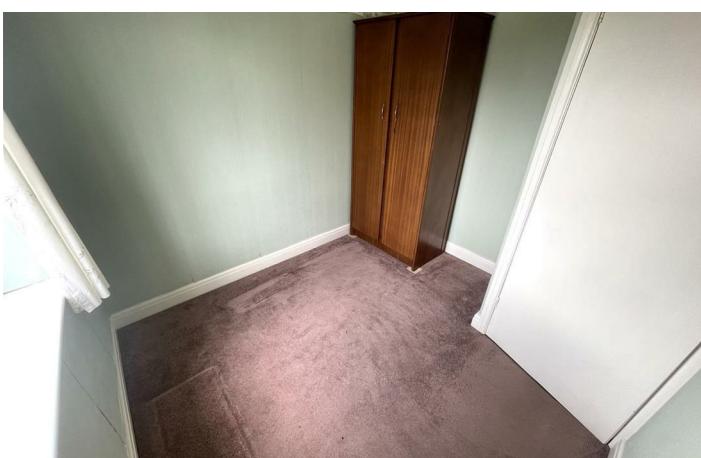


- NO CHAIN
- IDEAL FOR SUBSTANTIAL EXTENSION (SUBJECT TO PLANNING PERMISSION)
- PERFECTLY POSITIONED FOR ACCESS TO A WEALTH OF AMENITIES
- FULL MODERNISATION REQUIRED THROUGHOUT
- QUIET AND TRANQUIL RESIDENTIAL ROAD
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- LARGE CORNER PLOT
- UPVC DOUBLE GLAZED THROUGHOUT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



## Directions

Map data ©2025 Google

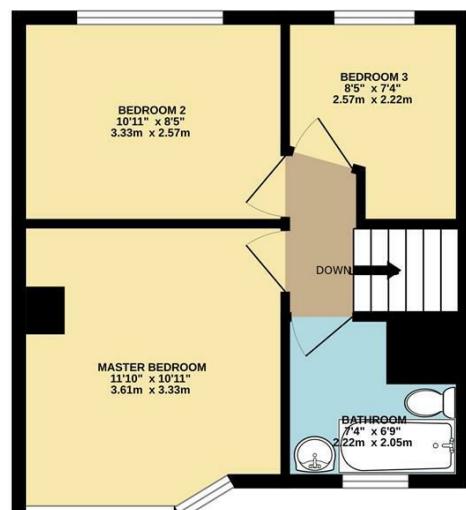


## Floor Plan

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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	