



**Offers over £300,000**

**TENURE : FREEHOLD**

**Ross Grove, Urmston, M41**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Non Onward Vendor Chain**

**Freehold**

**Council Tax Band B**

**EPC D**

**Full renovation needed**

**Amazing Potential**

**Trading Places Estate Agents**

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Website: <https://www.tradingplaces.co.uk/>

**TRADING PLACES**

POPULAR TOWN CENTRE LOCATION! TRADING PLACES are proud to offer for sale this three bedroom mid terrace property situated in a peaceful Urmston town centre cul de sac now in need of general cosmetic updating. Boasting more outside space than many other similar properties nearby. In brief the accommodation comprises hallway, bay fronted lounge, dining room, fitted kitchen, full footprint cellar chambers ideal for conversion, shaped landing, three well proportioned bedrooms & a fitted three piece family bathroom. There are many period features still present in the property which only adds to the charm it offers. It is warmed by gas central heating combination system. Externally there is a walled palisade to the front whilst to the generously sized rear garden with mainly lawned area. Ideally positioned for Urmston train station & a number of excellent local schools.

### Making offers on Trading Places Houses

**Your offer needs to be in writing to the below email with your position and any necessary supporting documents.**

Phone lines are open Monday 9am – 5.30pm, Saturday 9 – 4pm and Sunday 11-3pm should you have any questions.

0161 747 0022 (option 1 calls all branches) email [Urmston@tradingplaces.co.uk](mailto:Urmston@tradingplaces.co.uk) with all offers

All offers need to be accompanied with proof of funds

1. ID showing full names of all parties purchasing (including middle names)
2. Please confirm your current situation again (first time buyer, living in rented, Sold, if sold please supply your estate agents details too etc)
3. Timescales (if you are bound by a date you need to complete a sale by)
4. Proof of deposit (i.e. bank statement, confirmation of a gift from parents, memo of sale if you have sold a house etc)
5. Mortgage agreement with mortgage advisors' details and phone number, if cash proof of cash
6. Solicitors details (most won't have yet but if you have please supply)

Its highly unlikely for a vendor to accept an offer without proof of finances so please if something is missing inform / explain why and we will relay this to the vendor.

If you wish to be referred to an independent mortgage advisor for some advice or wish to compare your current mortgage deal, please just ask.