 4

Bedrooms

 2

Bathrooms

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01617470022



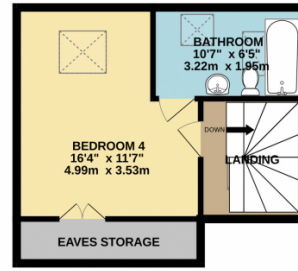
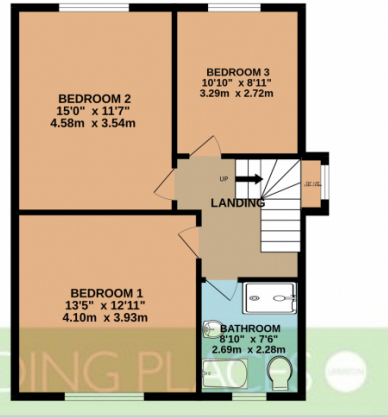
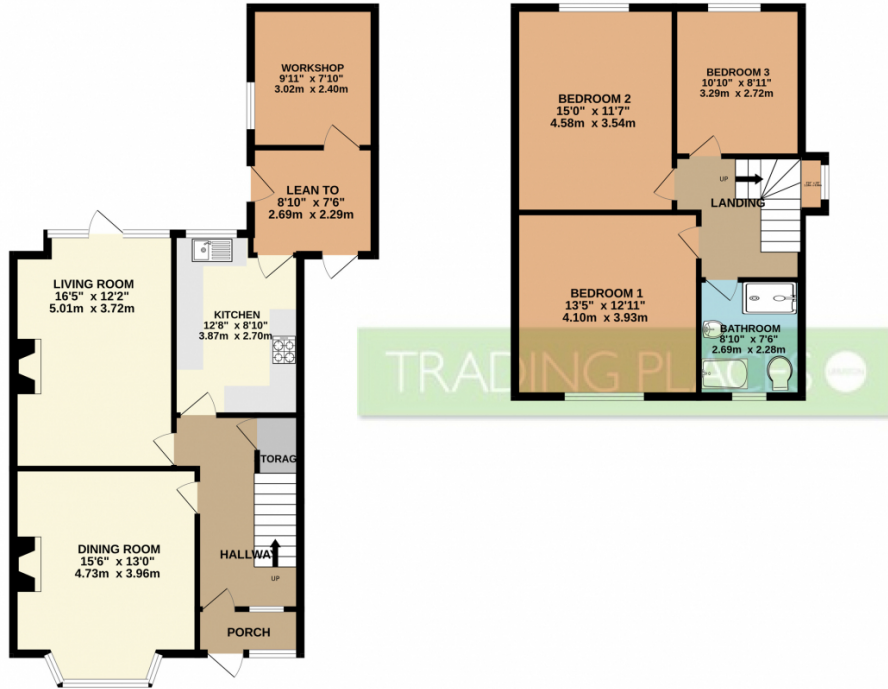


****VIDEO TOUR AVAILABLE** TRADING PLACES ESTATE AGENTS** are pleased to offer for sale this quintessential **FOUR BEDROOM/TWO BATHROOM** family home located on the ever popular, tree lined road of Southgate. With access to a wide variety of amenities including highly regarded local schools, shops and transport links to the motorway and Chassen Road railway station giving access to both Manchester and Liverpool. Ideal for any growing family searching for a perfect home, this attractive family home briefly comprises; entrance porch, hallway, bay fronted dining room, lounge, fitted kitchen, understairs pantry, first floor landing, three of the four bedrooms located to the first floor, a recently fitted four piece family bathroom, second floor landing, the fourth bedroom within the professionally converted loft space along with a three piece ensuite bathroom. There is even the added benefit of a utility outbuilding located to the rear. To the front there is a large block paved driveway. To the rear, a real asset to the property can be found in the form of a beautiful landscaped south west facing garden, mainly laid out to lawn with mature bushes, plants and several patio area's. Further benefits of this desirable home include uPVC double glazing and gas central heating. Located just a short distance from Urmston town centre and its ever increasing range of cafés and restaurants, this property is a must view.

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.

SECOND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 1627 sq.ft. (151.1 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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