



£350,000

TENURE : FREEHOLD

Mount Drive, Urmston, M41

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Freehold

Council Tax Band C

EPC D

Vendor will be buying on

Trading Places Estate Agents
42 Flixton Road , Urmston, Manchester, M41 5AB
mark@tradingplacesurmston.co.uk | 01617470022
Website: <https://www.tradingplaces.co.uk/>

TRADING PLACES

TRADING PLACES ESTATE AGENTS are delighted to bring to the market this extended three bedroom semi-detached house located on the popular Mount Drive in Urmston. This beautifully presented and extended family home has been updated for by the current owners with a newly fitted breakfast kitchen and bathroom . Located close to all local amenities and within the catchment area for several popular schools this spacious property is a must view. The accommodation comprises of Porch, entrance hallway, through lounge , dining room/playroom, extended fitted breakfast kitchen. To the upstairs are three good sized bedrooms a stunning fitted four piece family bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a gated driveway and garden offering off road parking. Whilst to the rear is a large astro turf garden with detached garage.

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 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.