



 **3**
Bedrooms

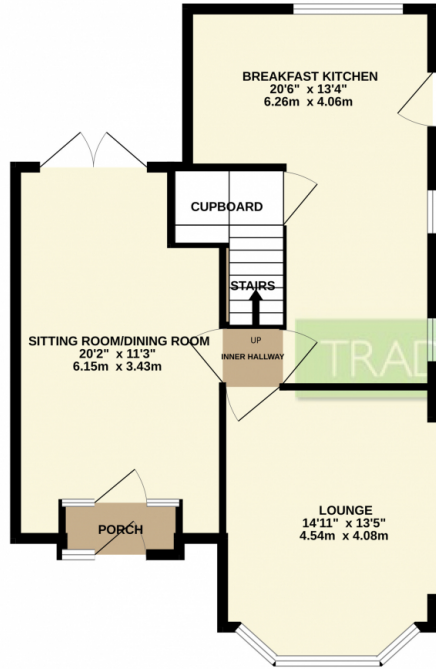
 **2**
Bathrooms



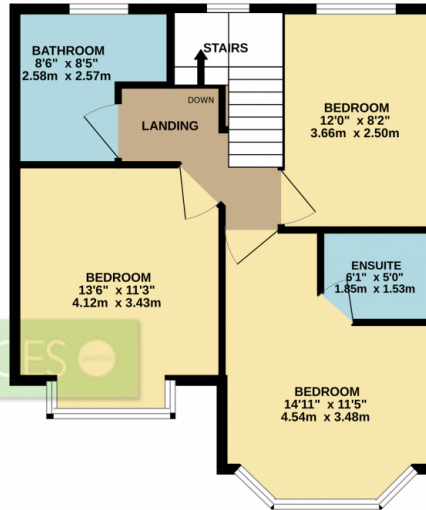


****SIMPLY STUNNING FAMILY HOME ** NO ONWARD CHAIN** TRADING PLACES** Estate Agents are delighted to offer for sale an immaculately presented, extended **THREE BEDROOM DETACHED** family home enjoying an enviable position. Having been lovingly cared for by the current owners an internal viewing will reveal a uPVC entrance porch, spacious dining room, front lounge with open woodburner, a generously proportioned extended dining breakfast kitchen. To the first floor, a split level landing offers access into three immaculately presented bedrooms alongside a family bathroom. The master bedroom also benefits from a three piece en-suite. Externally, off road parking can be found in the form of a paved driveway to the front and side leading to a brick built detached garage whilst to the rear, a privately enclosed lawned garden can be found with a raised paved patio area ideal for a table and chairs during those summer months. Another feature to note is a new roof has been fitted recently. A highly desirable detached property located in a peaceful location just off Flixton Road. Urmston town centre has an excellent range of shops, general services and restaurants. There are excellent local schools in the area for children of all ages including Urmston Grammar School. For commuters this property is just minute walking distance to Flixton train station and has excellent access to the motorway network. We thoroughly recommend an internal inspection to appreciate this superb home.

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (111.9 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Urmston, M41 6PH

