



**Offers over £350,000**

**Hilrose Avenue, Urmston, M41**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**NO ONWARD VENDOR  
CHAIN!**

**LEASE CURRENTLY  
UNKNOWN**

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

**TRADING PLACES**

TRADING PLACES ESTATE AGENTS are pleased to offer for sale this three bedroom extended semi detached property which is being sold with no vendor chain. Situated on a peaceful Urmston cul de sac & boasting genuine potential for further extensions subject to obtaining the required planning consent. In brief the accommodation to the ground floor comprises entrance porch, hallway, extended fitted kitchen, spacious through lounge & dining room. To the first floor there are the three well proportioned bedrooms, two piece bathroom & a separate WC. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a driveway providing ample off road parking leading to an attached single garage. To the rear there is a mainly lawned garden with mature deep beds. Ideally placed for access into both Urmston & Stretford as well the well regarded 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.