



3

Bedrooms



1

Bathroom







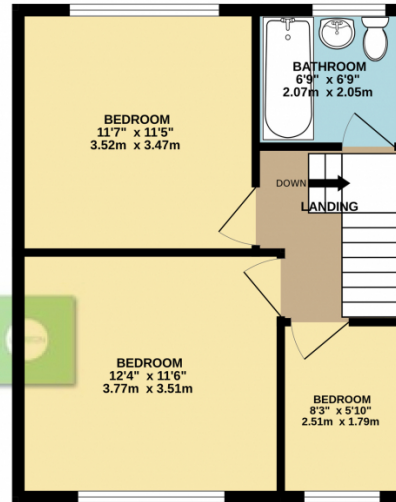
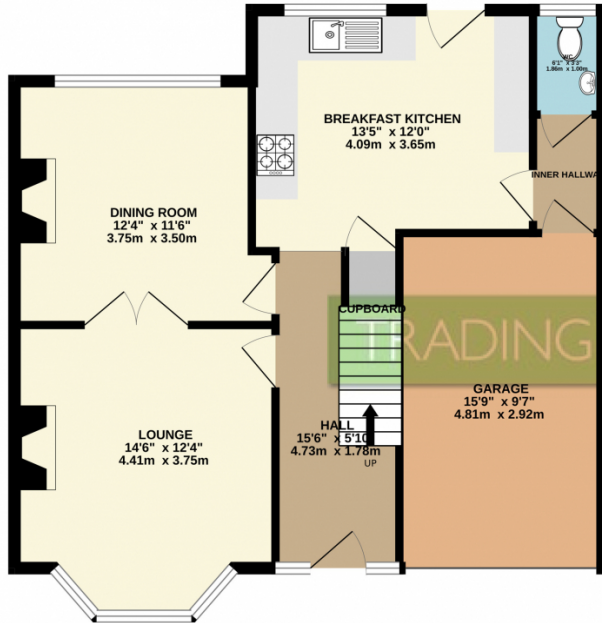


TRADING PLACES ESTATE AGENTS are delighted to bring to the market this exceptionally well presented THREE bedroom EXTENDED semi-detached property located in a highly sought after area close to a range of local amenities including schools, shops, parks and local transport links. The stunning accommodation comprises; entrance hallway, living room, sitting room with woodburner, downstairs WC and an extended fitted dining kitchen. To the first floor there are THREE BEDROOMS and a fitted luxury three piece tiled bathroom. The property also benefits from having a fully boarded loft with electricity. Externally the property offers enclosed low maintenance gardens to the front and rear. In addition, a driveway provides off road parking located behind double wrought iron gates. Integral single garage with up and over door. An immaculate and spacious property where viewings come highly recommended.



GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Clifton Road, Urmston, M41

