



Offers over £350,000

TENURE : FREEHOLD

Park Road North, Urmston, M41

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Trading Places Estate Agents
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TRADING PLACES

TOWN CENTRE LOCATION! TRADING PLACES ESTATE AGENTS are delighted to bring to the market this well presented three bedroom semi-detached property located on Park Road North in Urmston. The spacious living accommodation flows perfectly with a large welcoming hallway leading to two reception rooms and a fitted kitchen. To the upstairs are three spacious bedrooms a two piece bathroom and separate WC. The property is double glazed and warmed by gas central heating. To the outside front is a gated driveway offering ample off road parking for several vehicles and a lawned garden. To the rear is a spacious lawned garden with views of Golden Hill Park and Bowling Green. The location of the property is central to all local amenities and superb transport links and within the catchment area for several popular schools. The property tenure is Freehold and an early viewing would be advised to avoid disappointment.

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
Chloe@tradingplacesurmston.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.