



Offers in excess of £400,000

Roseneath Road, Urmston, M41

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

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

TRADING PLACES 

**** CENTRAL URMSTON LOCATION **** - TRADING PLACES ESTATE AGENTS are delighted to offer for sale a well presented and spacious THREE BEDROOM MID TERRACE property on Roseneath Road. Ideally located for schools and amenities this well proportioned period property would be ideal for any growing family. Boasting many original features and in brief the accommodation comprises; light and spacious entrance hallway, bay fronted living room, dining room, a fitted kitchen and a conservatory that overlooks the enclosed rear garden. Useful cellar chambers are accessed via stairs from the kitchen. To the first floor there are three good sized bedrooms and a modern fitted three piece bathroom suite. Externally the property overs an enclosed paved courtyard to the front whilst to the rear an enclosed and predominantly lawned garden with a paved patio area. Conveniently located transport links, schools and local amenities. An internal inspection is strongly advised.

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.

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.

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