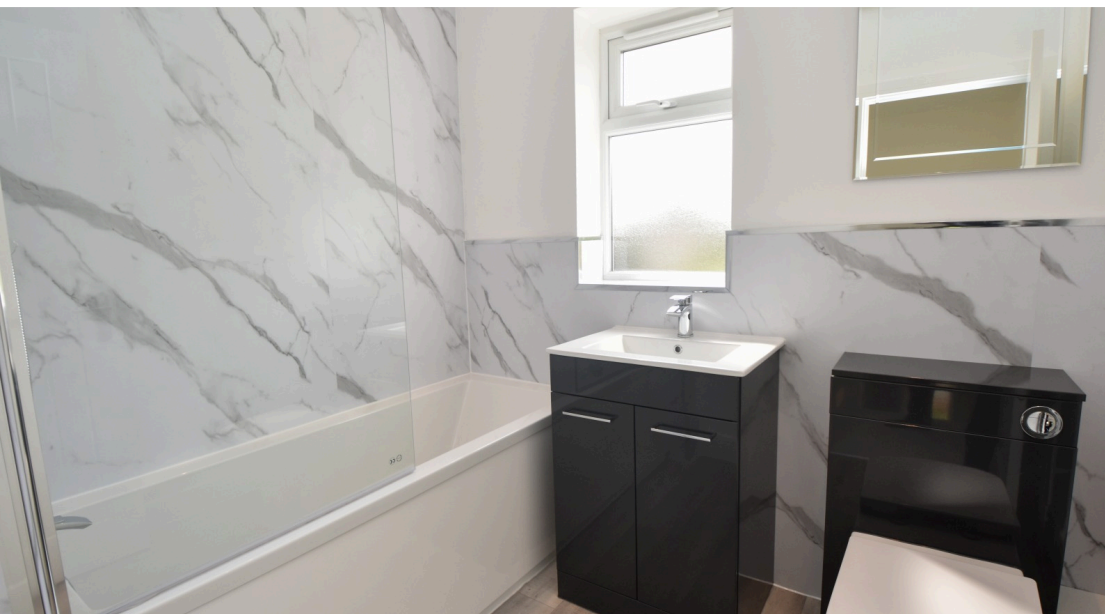




FOR SALE
TRADING PLACES
0161 747 0022
www.tradingplaces.co.uk

 3
Bedrooms

 1
Bathroom





****LARGE SOUTH FACING GARDEN** - **NO ONWARD VENDOR CHAIN****

TRADING PLACES ESTATE AGENTS are pleased to offer for sale this NEWLY REFURBISHED THREE DOUBLE BEDROOM family home. The home is situated on one of Urmston's premier tree lined roads. In brief, the deceptively spacious accommodation comprises of an impressive entrance hallway leading to a bay fronted lounge, a spacious open plan kitchen diner with patio doors to the rear garden there is also a utility room with a W.C.

To the first floor, a shaped landing provides entry into three large bedrooms and a luxurious three-piece bathroom.

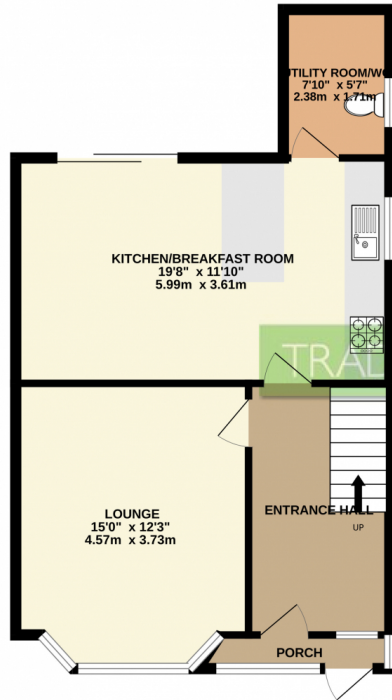
Externally to the front of the property, a substantial driveway provides off road parking and leads to a detached garage. The rear established garden is south facing with a sweeping lawn, alongside a paved patio area ideal for alfresco dining during those summer months.

The property has been modernised throughout including a full re-wire, a new gas central heating system and new windows and doors throughout. The property has also had a new kitchen with integrated white goods and a new three-piece bathroom suite the property has been finished to a high standard with all new flooring throughout giving you a turnkey property.

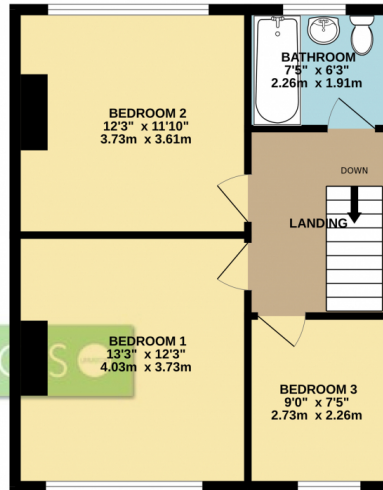
Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, restaurants, and Trafford General Hospital. For commuters, the property is positioned within proximity to the motorway network. A great family home in a prestigious location ready for viewing. Viewings are essential to appreciate the high standard the property has been completed to.

***FURTHER NOTE:** Under the terms of the Estate Agents Act we are obliged to inform any interested party that there is a connected interest in this property as defined under the terms of the above Act.

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.4 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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