



**FOR SALE**   
**TRADING PLACES**   
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 **3**  
Bedrooms

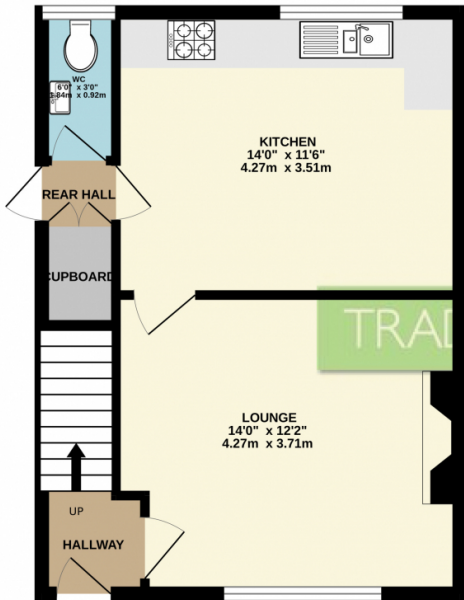
 **1**  
Bathroom



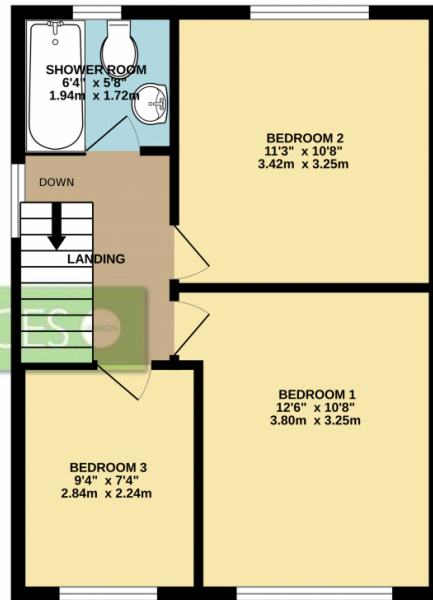


**NO VENDOR CHAIN! TRADING PLACES ESTATE AGENTS** are delighted to bring to the market this three bedroom semi-detached property located within a short walk of Urmston town centre on Heath Avenue. Boasting spacious living accommodation and well located for all local amenities this cul-de-sac property would ideally suit a first time buyer or buy to let investor. The accommodation comprises of entrance hallway, lounge, dining kitchen, downstairs WC. To the upstairs are three generous sized bedrooms and a fitted bathroom. The property is double glazed and warmed by gas central heating. To the outside front is a well stocked paved garden and driveway offering off road parking. Whilst to the rear is an good sized lawned garden.

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 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>85</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</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: Heath Road, Urmston, M41

