



**Offers over £350,000**

**TENURE : FREEHOLD**

**Barton Avenue, Urmston, M41**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Council Tax Band B**

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

**TRADING PLACES**

TRADING PLACES ESTATE AGENT are delighted to bring to the market this well presented much loved three bedroom bay fronted end terraced property located on the quiet cul-de-sac of Barton Avenue in Urmston. This desirable property is spacious and welcoming with several reception rooms, modern eat in kitchen and three good sized bedrooms. There is also the added benefit of a useful cellar. The location of the property is only a stones throw away from all local amenities and excellent schooling. The accommodation comprises of entrance hallway, living room, dining room, eat in kitchen with access to the cellar. To the upstairs are three good sized bedrooms and a fitted three piece bathroom. The property is double glazed and warmed by gas central heating. To the outside is a walled garden.

## **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.