



£425,000

TENURE : FREEHOLD

Gladstone Road, Urmston, M41

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 2

EPC D

Council Tax Band C

Full Renovation Needed

No onward chain

Trading Places Estate Agents

42 Flixton Road , Urmston, Manchester, M41 5AB

mark@tradingplacesurmston.co.uk | 01617470022

Website: <https://www.tradingplaces.co.uk/>

TRADING PLACES

****SUBSTANTIAL PERIOD FAMILY HOME WHICH IS NOW IN NEED OF FULL MODERNISATION** - **NO CHAIN** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this impressive, extremely spacious FOUR bedroom semi detached residence located within walking distance of Urmston town centre. Arranged over four floors, the generously proportioned accommodation briefly comprises; welcoming entrance hallway, bay fronted living room, a spacious dining room and a traditionally fitted kitchen with access out into the rear garden. A useful three chamber cellar can also be accessed from the kitchen (potential for conversion). To the first floor there are three generously sized bedrooms and a three piece family bathroom. Stairs rise from the first floor landing to a second floor where a further double bedroom can be found. Externally there is a low maintenance gated front garden with driveway whilst to the rear an LARGE EAST FACING GARDEN can be found with a part paved patio which leads to a generous mainly enclosed lawned garden beyond. Boasting easy walking distance to not only all of the bars and restaurants throughout central Urmston but also placed within easy reach of Urmston train station.**

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.