



£399,950

TENURE : FREEHOLD

Jewel Close, Urmston, M41

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Trading Places Estate Agents
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TRADING PLACES 

****WALK INTO URMSTON AND SOUTH FACING REAR GARDEN***** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM semi detached property situated at the bottom of a quiet residential cul-de-sac in Urmston. Located within walking distance of the town centre, local schools and Abbotsfield Park, this beautifully presented property benefits from a gas central heating system and uPVC double glazing. In brief the spacious accommodation comprises; entrance hallway, downstairs wc, a generously sized living room which opens into a good sized, recently updated dining kitchen fitted with a host of wall and base units with a range of integrated appliances including a dishwasher/fridge and freezer with uPVC doors opening into the rear garden . To the first floor there are THREE GOOD SIZED BEDROOMS and a three piece family bathroom with a shower over bath combination. Externally, to the front of the property there is off road parking provided by a driveway whilst to the rear, an enclosed SOUTH FACING lawned garden can be found with a shaped patio area suitable for a table and chairs during those summer months.

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.