



£525,000

TENURE : FREEHOLD

Rock Road, Urmston, M41

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 2

NO CHAIN.

COUNCIL TAX BAND E

EXTENDED

LARGE GARDEN

Trading Places Estate Agents

42 Flixton Road , Urmston, Manchester, M41 5AB

mark@tradingplacesurmston.co.uk | 01617470022

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

TRADING PLACES

****A FOUR BEDROOM DETACHED FAMILY HOME WITH A BEAUTIFUL REAR GARDEN OVERLOOKING LOCAL ALLOTMENTS****

Trading Places Estate Agents are pleased to offer for sale a well presented extended FOUR BEDROOM detached property situated on the ever popular Rock Road in Urmston. This property benefits from uPVC double glazing and gas central heating, ensuring a warm and energy-efficient living space throughout the year. In brief, the accommodation comprises; an entrance porch, perfect for storing coats and shoes, leading into an entrance hallway with stairs rising to the first floor. The lounge is a bright and airy room with a large window overlooking the front of the property, perfect for relaxing and unwinding. The dining room is situated adjacent to the lounge, creating a fantastic open-plan living area ideal for family gatherings and entertaining. The fitted dining kitchen is well-equipped with a range of units, work surfaces, providing ample space for food preparation and cooking. To the first floor, there are four well-proportioned bedrooms, each with plenty of natural light and storage space. The family bathroom is tastefully decorated and features a three-piece suite with a separate wc, ensuring a convenient and practical bathroom arrangement. Externally, there is off-road parking to the front which leads up to an integral garage, ideal for storing cars, bikes, or equipment. Whilst to the rear, there is a large, mature, and enclosed garden with a patio area that overlooks local allotments, providing a peaceful and serene backdrop to outdoor living and entertaining. The garden is well-maintained with established plants and trees, creating a wonderful haven for families to enjoy. An ideal family home in a peaceful residential area, within close proximity to local amenities, schools, and transport links. Viewings come highly recommended to appreciate the size, layout, and charm of this wonderful property.

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.

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