

TRADING PLACES ●

Offers in excess of £330,000
Chassen Road, Urmston, M41



 3
Bedrooms

 1
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022

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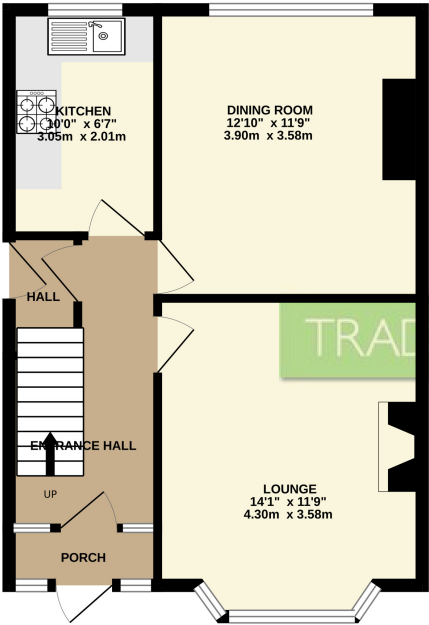
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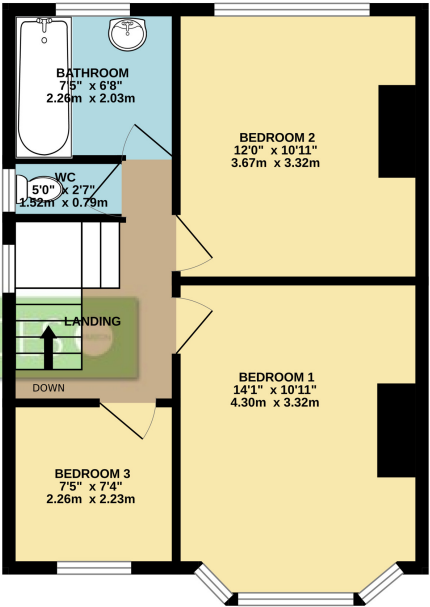


NO CHAIN! TRADING PLACES ESTATE AGENTS are pleased to offer for sale this REFURBISHED three bedroom bay fronted semi detached family residence which is being sold with no vendor chain. Due to the nature of the plot there is potential for extensions subject to obtaining the required planning consent. In brief the accommodation comprises entrance porch, hallway, bay fronted lounge, dining room, newly fitted kitchen, shaped landing, the three well proportioned bedrooms, newly fitted two piece bathroom and separate WC. The property is warmed by gas central heating and UPVC double glazed. Externally there are gardens to three sides along with a driveway providing ample off road parking. Ideally placed for the well regarded schools, transport links and amenities.

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: Chassen Road, Urmston, M41

