

TRADING PLACES ●

£335,000

Winchester Road, Urmston, M41



 **3**
Bedrooms

 **1**
Bathroom

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

01617470022



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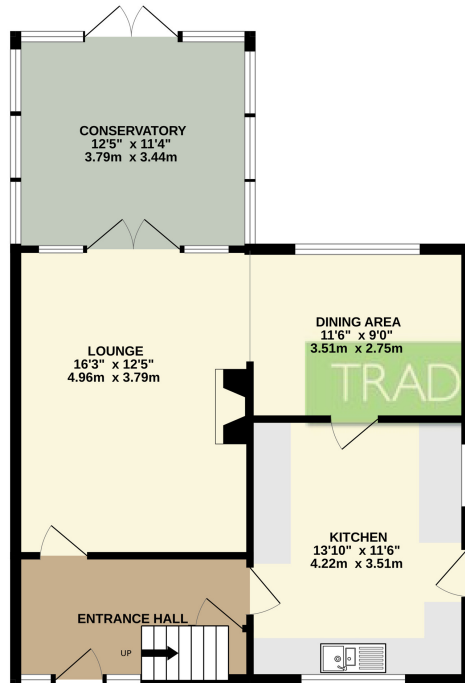


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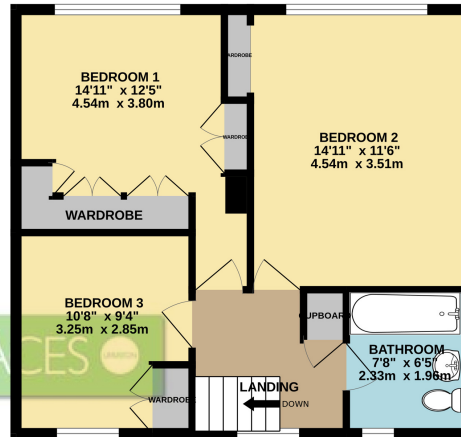
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TRADING PLACES ESTATE AGENTS are pleased to offer for sale this spacious THREE BEDROOM semi detached family home situated on an extremely popular Urmston road. Benefiting from gas central heating and uPVC double glazing, the spacious and well presented accommodation comprises; a welcoming entrance hallway, open plan lounge/dining room, fully double glazed conservatory, fitted kitchen with a host of wall and base units. To the first floor, there are three double bedrooms and a tiled three piece family bathroom. Externally, this property is situated on a good sized garden plot with ample driveway parking to the front. To the rear an enclosed south facing lawned garden. This property is located within easy reach of Urmston town centre and it's excellent range of shops, general services and restaurants. There is also a range of highly regarded schools in the area for children of all ages. For commuters this property is just ten minute walking distance of Urmston train station and has excellent access to the motorway network. We thoroughly recommend an internal inspection to appreciate this superb family home.

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.3 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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