

# TRADING PLACES ●

£375,000

Roseneath Road, Urmston, M41



3

Bedrooms



1

Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |  
[mark@tradingplacesurmston.co.uk](mailto:mark@tradingplacesurmston.co.uk)

01617470022







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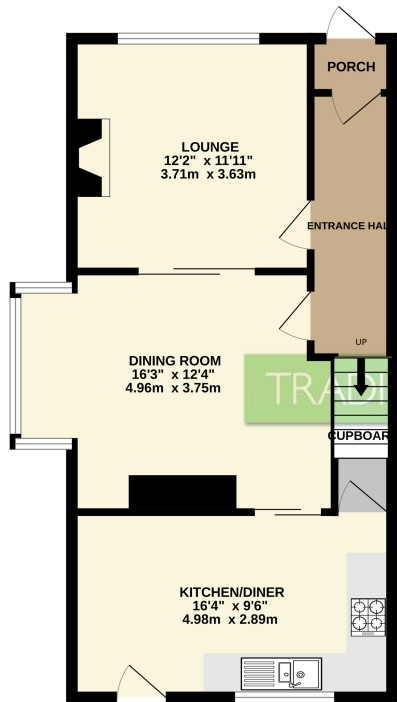


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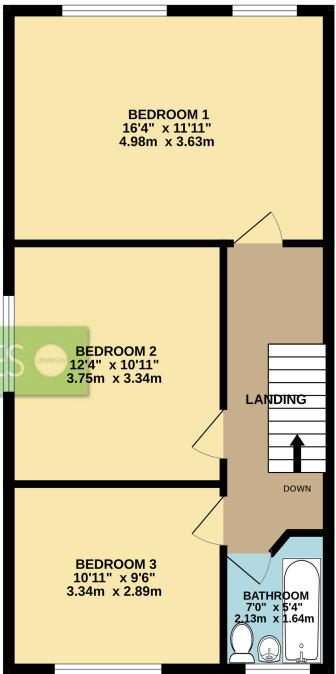
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TOWN CENTRE LOCATION & NO CHAIN !! TRADING PLACES ESTATE AGENTS are pleased to offer for sale this three double bedroom semi detached family residence situated in the heart of Urmston town centre. In brief the accommodation comprises entrance vestibule, welcoming hallway, spacious lounge, large dining room, fitted dining kitchen, shaped landing the three double bedrooms & a three piece bathroom suite. The property is majority uPVC double glazed & is warmed by gas central heating. Externally to the front of the property there is a walled, ornate garden with pathway to the front door. To the rear of the property, which enjoys a sunny aspect, there is a patio area with a mainly lawned garden beyond. Ideally placed to enjoy the ever growing amenities of the area, transport links & the well regarded schools.

GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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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The image shows the Energy Performance Certificate (EPC) logo, which includes a house icon and a color-coded scale from A (green) to G (red). To the right of the scale is the text 'EPC' in large red letters. Below this, the text 'Coming soon' is displayed in a large, bold, black font. A red progress bar is partially filled, indicating the current status of the EPC.

