



 **3**
Bedrooms

 **1**
Bathroom



TRADING PLACES ●

Offers over £500,000
Rose Bank, Balmoral Road, Urmston, M41



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01617470022

****NO ONWARD CHAIN**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this much loved, deceptively spacious THREE BEDROOM detached bungalow positioned on a large corner plot with gardens to three sides. Located just off both Church Road and Chassen Road, this property is convenient for a range of local amenities, bus routes, Chassen Park and the train station. In brief, the well presented accommodation comprises; a spacious, shaped welcoming hallway, sitting room, lounge, a fitted kitchen, garden room, three well proportioned bedrooms all with fitted wardrobes, a three piece bathroom suite. Externally to the front, side and rear of the property, there is pleasant lawned gardens alongside a paved driveway which provides ample off road parking and continues to the side of the property where an LARGE attached brick built garage can be found with an up and over door and power and lighting. The rear garden enjoys a west facing aspect and includes a variety of plants, shrubs and bushes.

GROUND FLOOR
1262 sq.ft. (117.2 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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.
Made with Metropix (2025)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Rose Bank, Balmoral Road, Urmston, M41

