



 3
Bedrooms

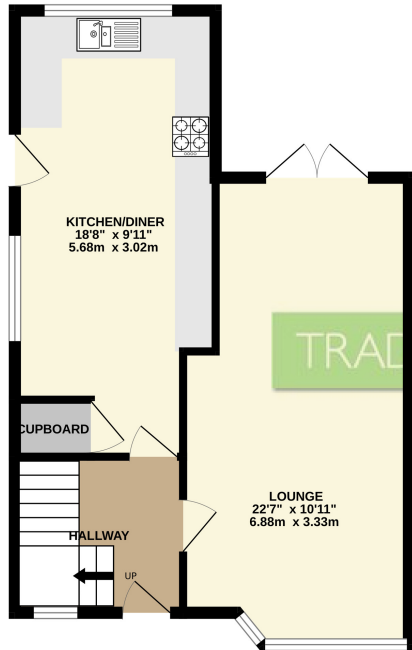
 1
Bathroom



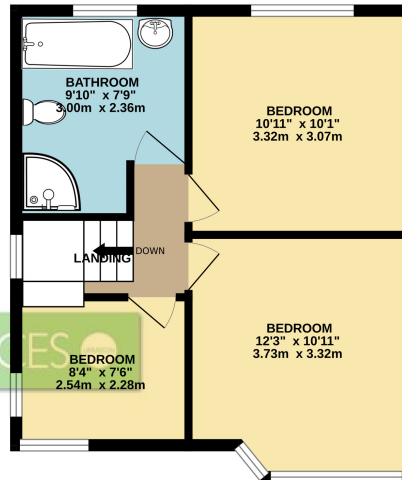


SOUTHERLY FACING REAR GARDEN! TRADING PLACES ESTATE AGENTS are delighted to offer for sale this beautifully presented three bedroom semi detached family residence situated in the popular area of Urmston. Boasting a southerly facing rear garden & in move in condition throughout. In brief the accommodation comprises welcoming hallway, bay fronted lounge, dining kitchen, shaped landing, the three well proportioned bedrooms & four piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a generous driveway providing ample off road parking. To the side there is a gate leading to a bin store area & then a further gate giving access to the rear garden. The rear garden is southerly facing & boasts two paved patio areas, lawned garden along with raised mature beds. There are mature trees giving added privacy and a garden shed. Ideally for local amenities & transport links.

GROUND FLOOR
491 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA: 904 sq.ft. (84.0 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		83
(69-80)	C	71	
(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: Clevedon Avenue, Urmston, M41

