



 3

Bedrooms

 1

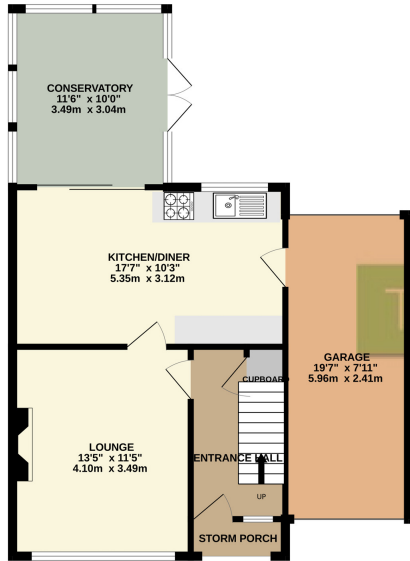
Bathroom



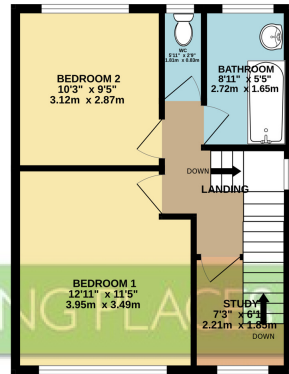


**** LOFT CONVERSION**** TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented 1400sqft EXTENDED THREE BEDROOM semi detached property situated in the heart of Urmston with easy access to the shops, amenities. The location is fantastic, it's within walking distance of Urmston town centre, and convenient for countryside walks at Urmston Meadows. The train station is only a few minutes walk and there are regular buses nearby. In brief the accommodation comprises; storm porch, entrance hallway, living room and a fitted open plan dining kitchen opening to a double glazed conservatory whilst to the first floor there are two bedrooms and a study area with stairs to the second floor, a bathroom with shower and a separate W.C. Second floor you will find the third bedroom with eaves storage. Externally to the front there is a paved driveway providing off road parking and lawned garden. A large garden can be found to the rear of the property with a and paved patio with lawned garden beyond. This property also benefits from gas central heating and uPVC double glazing. We strongly recommend an internal inspection to appreciate the accommodation available.

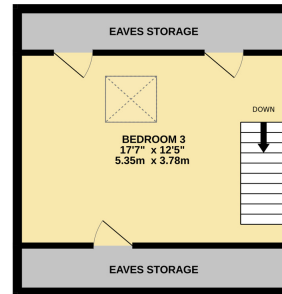
GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.7 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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