

TRADING PLACES ●

£325,000

Atkinson Road, Urmston, M41



3

Bedrooms



1

Bathroom

35

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****CENTRAL URMSTON LOCATION WITH A GATED DRIVEWAY**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this delightful THREE BEDROOM period end terrace property with over 1030sqft of living accomadation.. Located in Urmston Town Centre, this desirable property is presented to an immaculate standard, warmed by gas central heating and benefits from being fully double glazed throughout. In brief, the attractive property comprises; entrance hallway, bay fronted living room, dining room and a large fitted kitchen. To the first floor there are three bedrooms and a contemporary three piece bathroom. Externally, an enclosed courtyard can be found to the rear of the property providing ample space for a table and chairs during those summer months also a gated driveway providing off road parking. This property is packed full of original features. Situated just a short stroll from Urmston town centre, this period home is ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. An internal inspection comes highly recommended.

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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