

TRADING PLACES ●

Offers over £350,000
Link Avenue, Urmston, M41



3

Bedrooms



2

Bathrooms

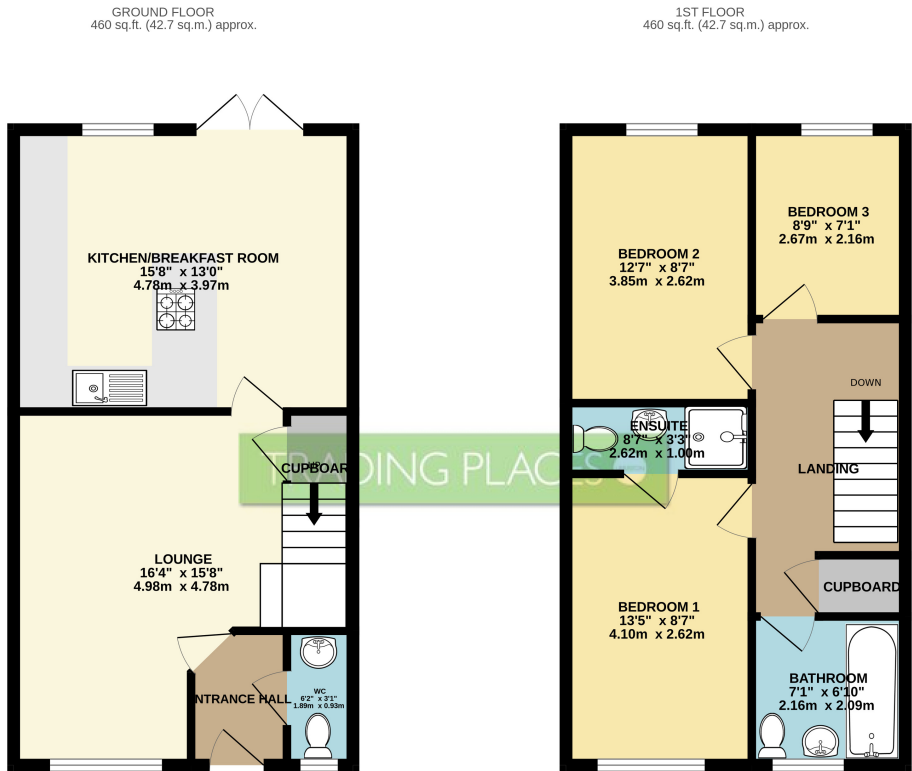
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*****BRAND NEW KITCHEN** TRADING PLACES ESTATE AGENTS** are pleased to offer for sale this three bedroom semi detached house situated on the modern Lemon Tree Grove development. If you are looking for a stylish finish & a convenient location be sure to book your viewing early. In brief the accommodation comprises welcoming hallway, downstairs WC, spacious lounge, large dining kitchen, shaped landing, the three well proportioned bedrooms, ensuite shower room & a three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a gated front garden whilst to the rear there is a paved patio with lawned garden beyond which is fenced for privacy an additional raised decked patio. Driveway providing ample off road parking for two cars.. Ideally placed for the ever growing amenities of the area & transport links.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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		95
(81-91) B	84	
(69-80) C		
(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	

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