



£385,000

Mount Drive, Urmston, M41



3

Bedrooms



1

Bathroom

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****A BEAUTIFUL MATURE LARGE REAR GARDEN **** - TRADING PLACES ESTATE AGENTS are delighted to offer for sale this three bedroom semi-detached family residence. Ideally placed to enjoy the ever growing amenities of both Urmston and Stretford. In brief the accommodation comprises welcoming hallway, bay fronted through lounge/dining room, fitted kitchen and separate utility room. To the first floor, a shaped landing provides entry into three well-proportioned bedrooms two bedrooms having fitted wardrobes and concealed led lighting, a three piece bathroom and a separate WC. The property is warmed by gas central heating and is double glazed. Externally to the front of the property there is a garden along with a block paved driveway providing ample off road parking. Good sized single detached garage. To the rear there is a generous paved patio with mainly lawned garden and large koi pond. Another added benefit is a large detached outbuilding with its own power supply ideal for home office/gym. This property is ideally positioned for access into both Urmston and Stretford, both with a range of amenities including restaurants and cafes. Humphrey Park is also popular with families being close to a range of highly regarded schools, Urmston and Humphrey Park train stations, bus routes and only a short walk to The Meadows. An internal inspection comes highly recommended as this property is sure to sell quickly



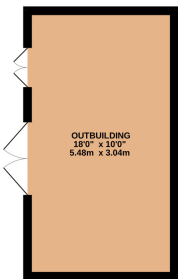
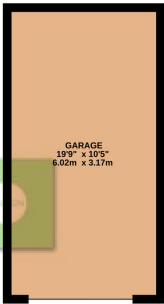
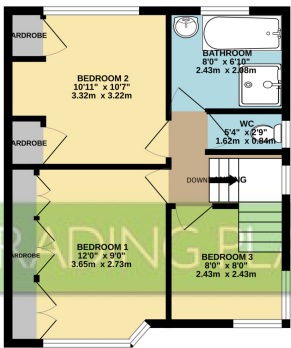
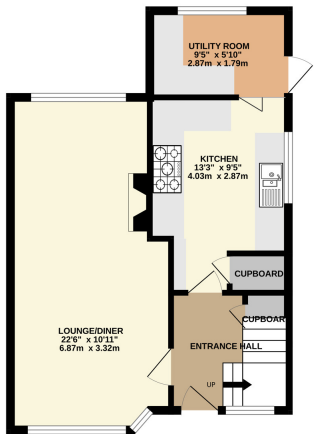
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GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

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

OUTSIDE
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (117.0 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		
(55-68) D	63	
(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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