

TRADING PLACES

Offers in excess of £325,000
Hilrose Avenue, Urmston, M41



 **3**
Bedrooms

 **1**
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022

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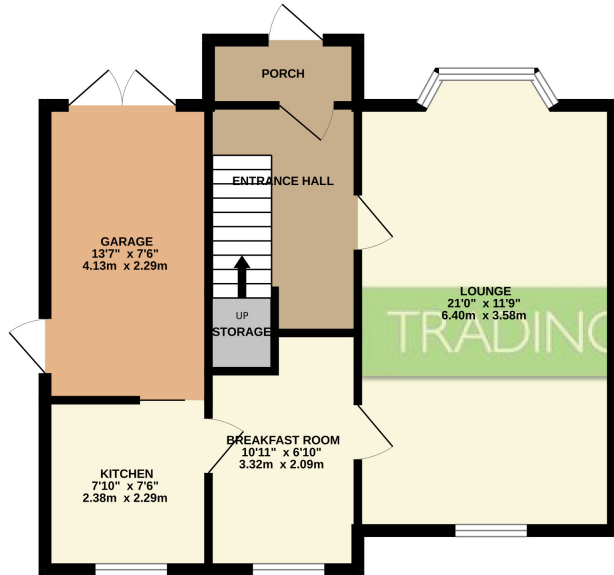
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TRADING PLACES ESTATE AGENTS are pleased to offer for sale this three bedroom semi detached property which is being sold with no vendor chain. Situated on a peaceful Urmston cul de sac & boasting genuine potential for extensions subject to obtaining the required planning planning consent. In brief the accommodation to the ground floor comprises entrance porch, hallway, spacious through lounge, morning room and a kitchen. To the first floor there are the three bedrooms, two piece bathroom & a separate WC. Externally to the front of the property there is a driveway providing ample off road parking leading to an attached single garage. To the rear there is a mainly lawned garden with mature beds. Ideally placed for access into both Urmston & Stretford as well the well regarded schools.

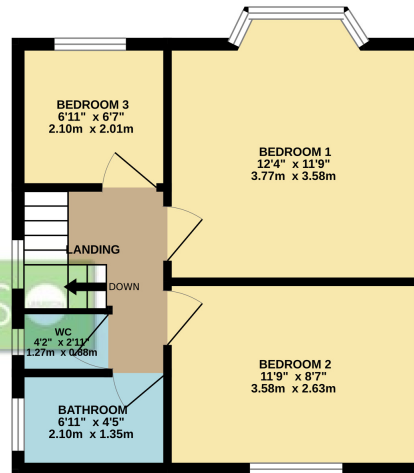
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GROUND FLOOR
566 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.1 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		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Hilrose Avenue, Urmston, M41

