

TRADING PLACES ●

Offers over £350,000
Crofts Bank Road, Urmston, M41



 **3**
Bedrooms

 **1**
Bathroom

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

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****RECENTLY REFURBISHED**** - TRADING PLACES ESTATE AGENTS are privileged to offer for sale this EXTENDED THREE BEDROOM semi detached property positioned on a popular tree lined road. Conveniently situated for schools, amenities and transport links, this property would be ideally suited to a growing family. In brief the spacious, highly desirable accommodation comprises; a light entrance hallway, a bay fronted living room, sitting room, a extended family room, a useful downstairs WC. The newly installed kitchen itself is fitted with a host of shaker style, wall and base units with contrasting worksurfaces, integrated appliances. To the first floor, a shaped landing gives entry into THREE good sized bedrooms and a contemporary three piece bathroom with a shower over bath combination. Externally, to the front of the property, a larger than average gravel driveway provides suitable off road parking for multiple vehicles. To the rear, an established, low maintenance garden with a summerhouse alongside a decked seating area suitable for alfresco dining during those summer months. Further benefits of this attractive home include a electrical re-wire in 2024. Offering beautifully proportioned accommodation, an internal inspection is essential to appreciate the standard of finish on offer.

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.8 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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