



Offers in excess of £350,000

Stretford Road, Urmston, M41



4

Bedrooms



2

Bathrooms

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**\*\*FULLY REFURBISHED 1300 SQFT FOUR BEDROOM/TWO BATHROOM MID TERRACE\*\*** Only an internal inspection will reveal the spacious, well balanced accommodation offered by this deceptively spacious mid garden terraced property. The property benefits from a newly fitted gas central heating system and comprising entrance hall, lounge, sitting room, downstairs shower, large kitchen/dining room, landing to four bedrooms and a bathroom/w c with a white suite and shower. There is a pleasant, enclosed garden with rear access providing off road parking. The property is conveniently situated on the Urmston and Stretford border and all local facilities are close at hand. Must be viewed.



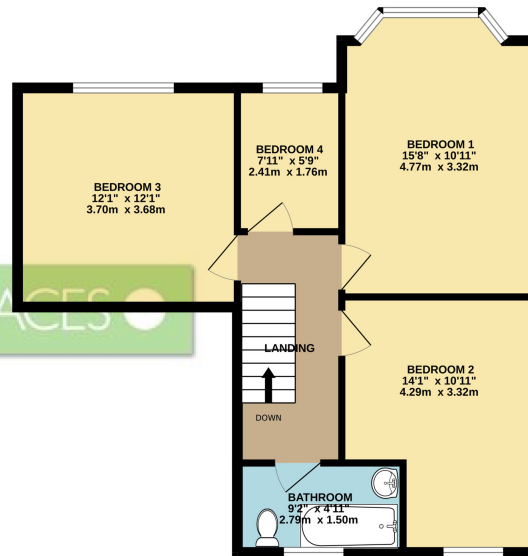
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## Stretford Road, Urmston, M41

GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1266 sq.ft. (117.6 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Stretford Road, Urmston, M41

