

## 40 Lowther Gardens

Urmston, Manchester, M41 8RJ

\*NO CHAIN\* Park Lane Estate Agents are pleased to offer For Sale this three-bedroom, end-terrace house on Lowther Gardens, a popular residential development overlooking a communal green which is often used by residents during the summer months. The property boasts a larger than average plot, which would enable further expansion (subject to planning permission) along with the pre-existing side garage and extension to the rear. The property is perfectly positioned for access to a wealth of amenities, including schools, shops, restaurants, playing fields and transport links. The property is uPVC double glazed throughout and warmed by gas central heating. The property also benefits from a fully boarded loft with access via a hatch and drop-down ladders. The internal accommodation comprises an entrance porch, entrance hallway, front lounge, dining room, kitchen, wash room, downstairs w.c, stairs to the first floor landing, master bedroom, second bedroom, third bedroom and family bathroom. Externally to the front is an easy-to-maintain front garden with mature flower beds and side access to the rear garden. To the rear of the property is a mix of lawn and paving and gated doors providing access for off-road parking. Contact us now to arrange your viewing!

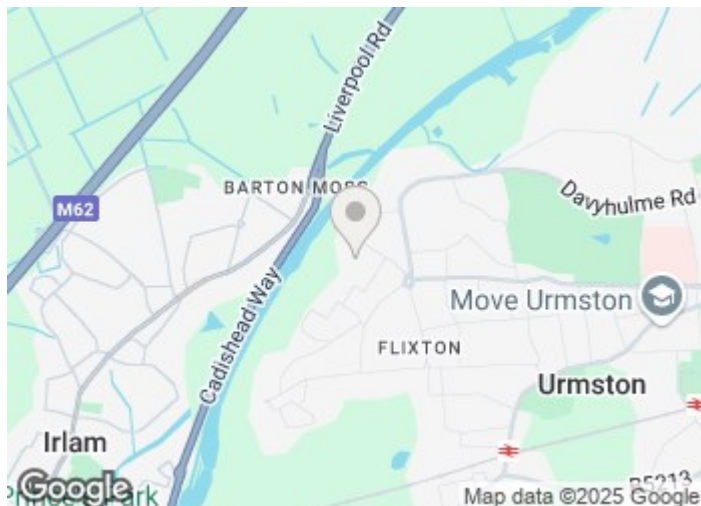
**Offers In The Region Of £300,000**

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- NO CHAIN
- OFF ROAD PARKING
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- LARGER THAN AVERAGE PLOT
- CLOSE TO A WEALTH OF LOCAL AMENITIES
- SIDE GARAGE AND EXTENSION TO THE REAR
- FULLY BOARDED LOFT



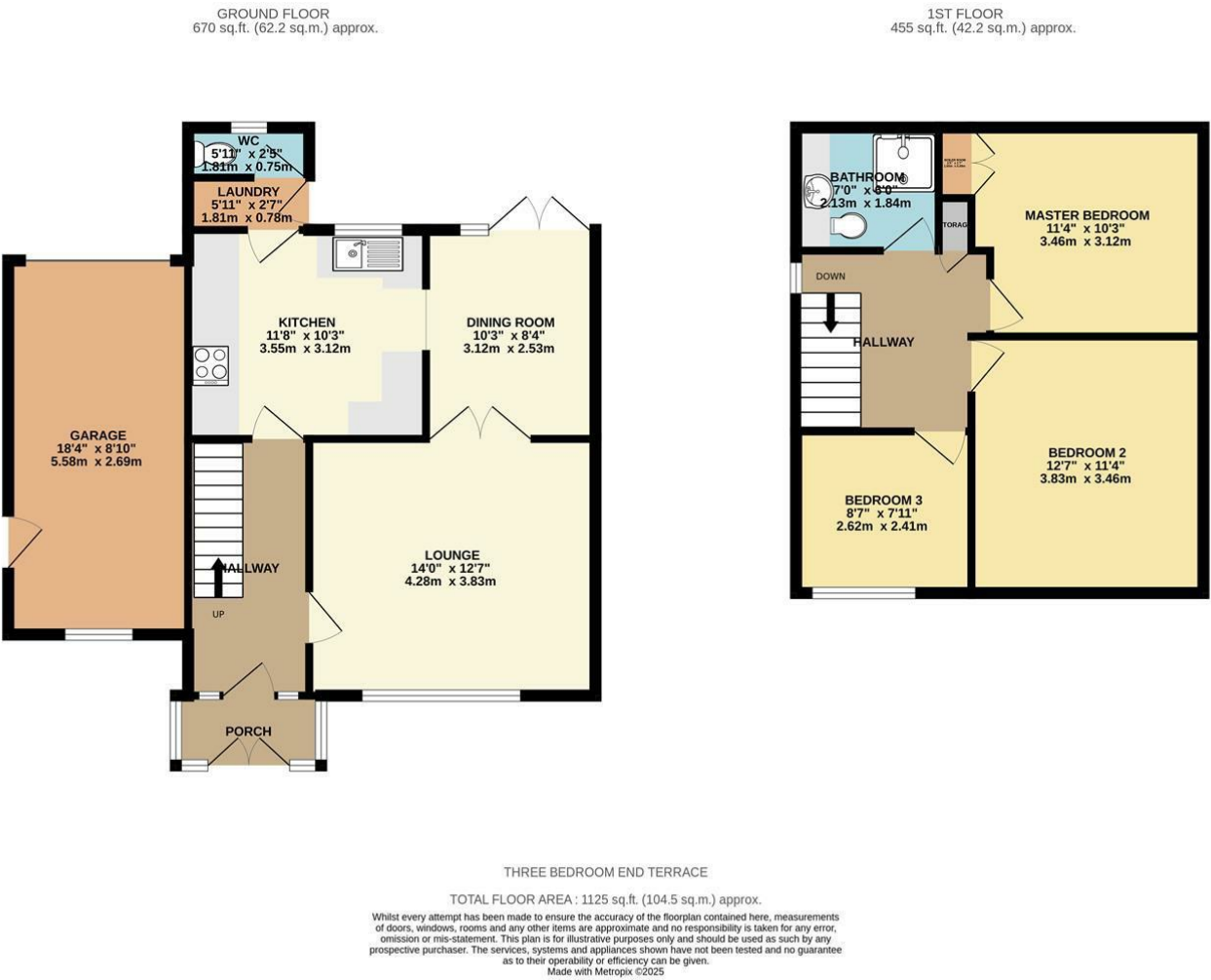
Directions







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

