

TRADING PLACES

Offers over £400,000
Acrefield Avenue, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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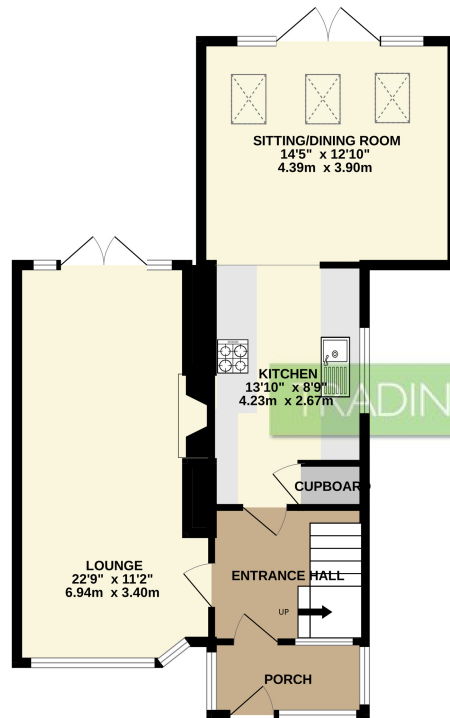
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TRADING PLACES ESTATE AGENTS are pleased to offer for sale this rare opportunity to purchase this highly desirable, EXTENDED THREE BEDROOM semi-detached property located on the sought after Acrefield Avenue in Urmston. In brief, this attractive property comprises; entrance porch, a welcoming entrance hallway with original parquet flooring a 22ft spacious bay fronted living room again with parquet flooring, feature fireplace and patio doors out to the rear garden, a fitted kitchen with integral appliances, opening to a stunning 5mx4m family room with Velux windows and patio doors leading out to the rear garden. To the first floor, a shaped landing provides entry into three well-proportioned bedrooms and a stunning newly fitted four piece bathroom. Externally, to the front of the property, a lawned garden and driveway provides off road parking and leads up to a covered carport. To the rear, an enclosed secluded mainly lawned garden can be found with timber fenced boundaries also a garden shed which has the supply of power and lighting. A large paved terrace patio provides an ideal area of alfresco dining during those summer months. This property is situated in a highly desirable location, ideal for walkers, there is a children's play park close-by, easy access to bus routes, Humphrey Park train station and local schools. An internal inspection comes highly recommended

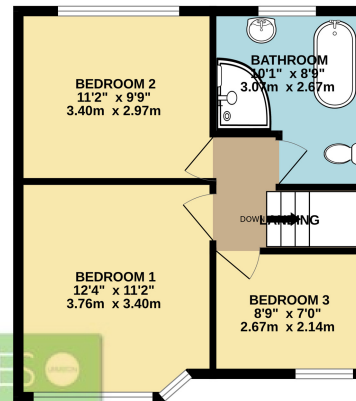
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GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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