

TRADING PLACES

£375,000

Beverley Avenue, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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NO ONWARD CHAIN | THREE BEDROOM SEMI-DETACHED | LARGE MATURE GARDEN | OFF-ROAD PARKING

Situated on the popular Canterbury Estate in Urmston, this spacious three-bedroom semi-detached home is offered for sale with **no onward chain** and provides excellent potential for a range of buyers.

The accommodation comprises two reception rooms, a fitted kitchen-diner, three well-proportioned bedrooms, bathroom and separate WC. The property also benefits from double glazing and central heating throughout.

Externally, a generous paved driveway provides **off-road parking for several vehicles**, while to the rear is a particularly impressive **large mature garden** with lawn, established planting, patio areas and useful garden storage.

Conveniently located for local amenities, schools and transport links, this is a fantastic opportunity to secure a spacious family home in a sought-after Urmston location.

Early viewing is highly recommended.

Dining Room 12' 6" x 11' 6" (3.81m x 3.51m)

Lounge 11' 6" x 11' 4" (3.51m x 3.45m)

Kitchen 14' 10" x 8' 8" (4.52m x 2.64m)

Entrance Hall

Porch

Storage

Garage 14' 1" x 8' (4.29m x 2.44m)

Bedroom 1 12' 10" x 10' 8" (3.91m x 3.25m)

Bedroom 2 10' 11" x 10' 8" (3.33m x 3.25m)

Bedroom 3 7' 7" x 6' 10" (2.31m x 2.08m)

Shower Room 7' 7" x 5' 4" (2.31m x 1.63m)

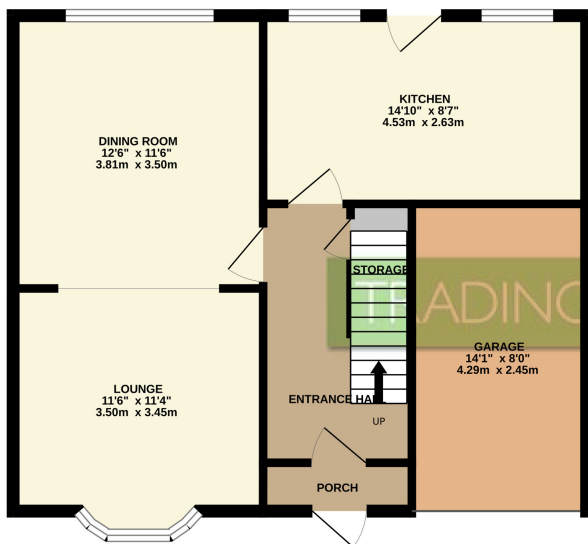
WC 4' 9" x 3' 4" (1.45m x 1.02m)

Landing

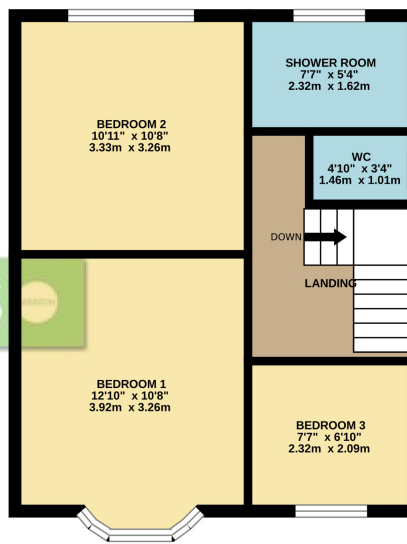
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GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 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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