

TRADING PLACES

£280,000

Hampton Road, Urmston, M41



 2

Bedrooms

 1

Bathroom

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

01617470022

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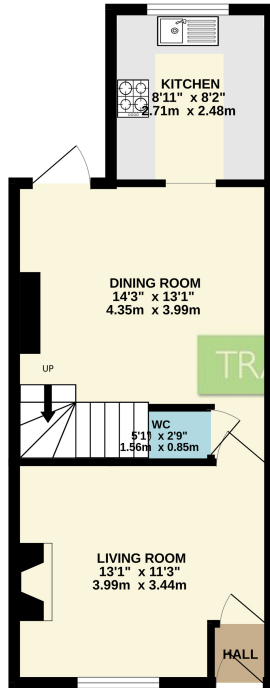
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**** NO CHAIN****SUPERB CONDITION THROUGHOUT**** - TRADING PLACES ESTATE AGENTS are delighted to offer for sale this stunning **TWO DOUBLE BEDROOM** end terrace period property situated within walking distance of Urmston town centre. In brief, the attractive terrace home comprises; a spacious living room and a generously sized dining room which opens into a modern fitted kitchen also has a downstairs wc. To the first floor there are two well proportioned bedrooms and a contemporary four piece tiled bathroom. The rear courtyard itself is low maintenance, enjoying a sunny aspect with ample space for a table and chairs during those summer months. This property is warmed by a gas central heating system and uPVC double glazed windows. Situated in a convenient location within walking distance of Urmston town centre, schools, parks, transport links and local shops. An internal inspection comes highly recommended.

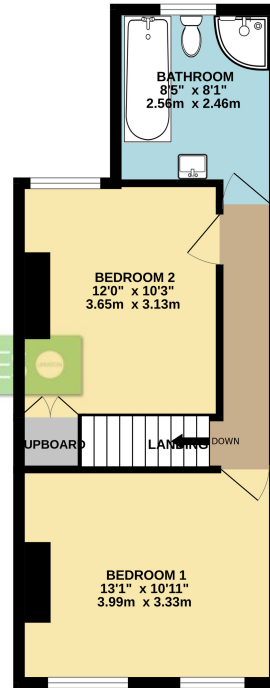
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GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.




1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TRADING PLACE

TOTAL FLOOR AREA - 792 sq.ft. (73.5 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 misstatement. 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.
Made with Metropix 12/2016

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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