

TRADING PLACES

£399,950

Rock Road, Urmston, M41



3

Bedrooms



1

Bathroom

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

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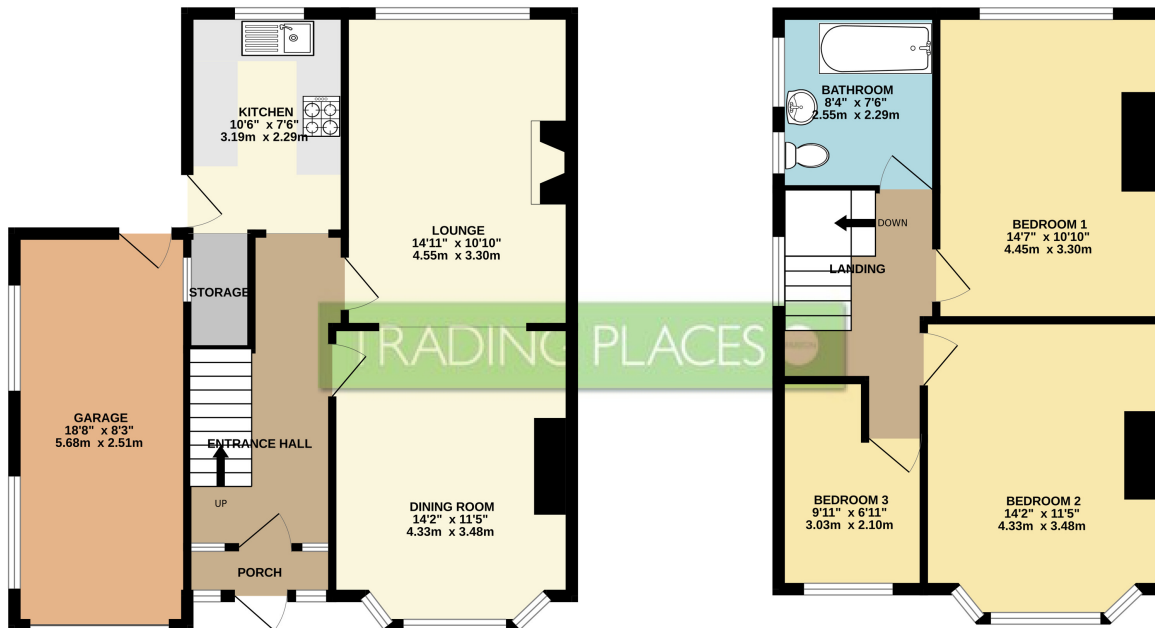
****SOUTH FACING REAR GARDEN**** TRADING PLACES ESTATE AGENTS are pleased to offer for sale this three bedroom semi detached property which is being sold with no vendor chain. Situated on a peaceful Urmston Road & boasting genuine potential for further extensions subject to obtaining the required planning consent. In brief the accommodation to the ground floor comprises entrance porch, hallway, fitted kitchen, spacious through lounge & dining room. To the first floor there are the three well proportioned bedrooms, three piece bathroom. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a driveway providing ample off road parking leading to an attached single garage. To the rear there is a mainly lawned garden with mature deep beds. Ideally placed for access into both Urmston & Stretford as well the well regarded schools.

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GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 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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