

TRADING PLACES

Offers over £325,000
Ciss Lane, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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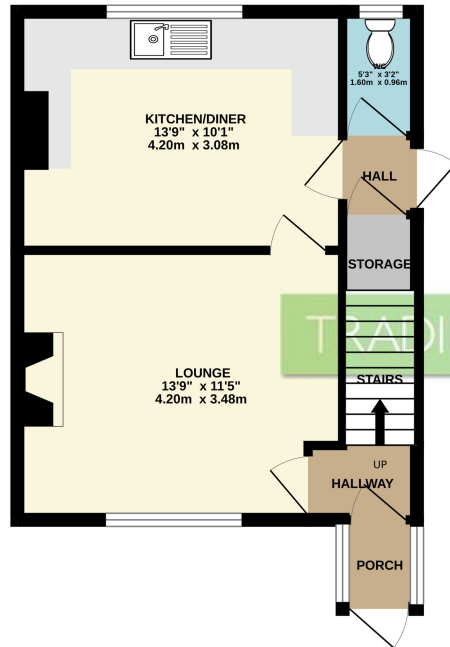
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****CENTRAL URMSTON LOCATION**** - Trading Places Estate Agents are pleased to offer to the market this well presented **THREE BEDROOM** semi detached property located in a peaceful residential area within close proximity to Urmston town centre. This property benefits from a gas central heating system and uPVC double glazing and the well presented accommodation comprises; Entrance hallway, a bright and airy living room with logburner which opens into a large modern fitted kitchen complete with a comprehensive range of wall and base units, contrasting worksurfaces and splash back tiled and a downstairs wc completes the ground floor accommodation. To the first floor there are **THREE BEDROOMS** and an immaculately presented three piece bathroom with a shower over bath combination. Externally, this property benefits from a driveway to the front providing off road parking for multiple vehicles. To the rear, there is a mature, landscaped West facing lawned garden with a paved patio seating area ideal for alfresco dining during those summer months. Located within walking distance to the centre of Urmston, ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. It is also worth noting that this property is just five minutes walk from Cob Kiln Lane where you can access the meadows and the River Mersey from the woodland path. An internal inspection is strongly recommended.

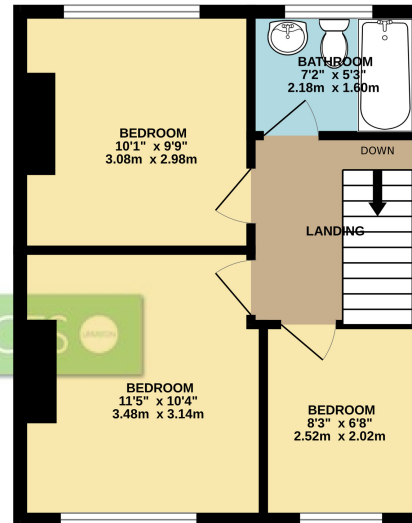
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GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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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