

TRADING PLACES

£425,000
Hilrose Avenue, Urmston, M41



 **3**
Bedrooms

 **1**
Bathroom

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

01617470022

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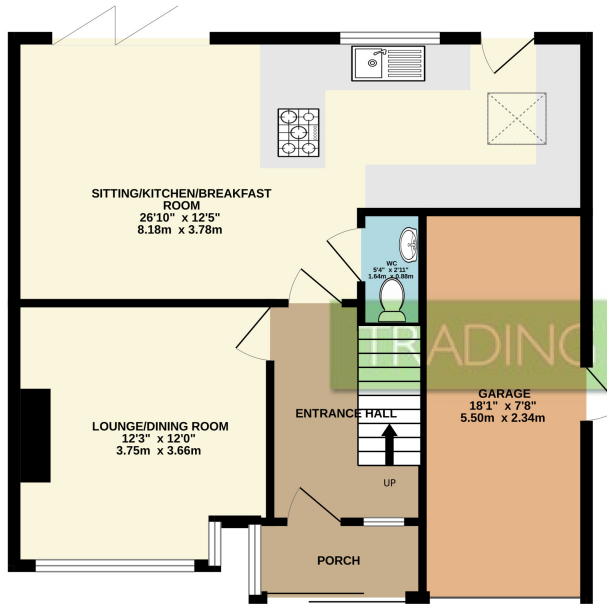
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****STUNNING OPEN PLAN DINING KITCHEN**** TRADING PLACES ESTATE AGENTS are delighted to offer for sale this thoughtfully extended three bedroom semi detached family residence. Ideally placed to enjoy the ever growing amenities of both Urmston and Stretford. In brief the accommodation comprises welcoming hallway, bay fronted living room, downstairs wc, an impressive open plan, extended 27ft kitchen and family room with bi-folding doors leading out to the rear garden. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a contemporary four piece family bathroom. The property is warmed by gas central heating and is double glazed. Externally to the front of the property there is a paved driveway providing ample off road parking leading to a attached garage. To the rear there is a good sized lawned garden, paved patio with electric fold out awning also a large 12x8ft wooden shed. This property is ideally positioned for access into both Urmston and Stretford, both with a range of amenities including restaurants and cafes. Hilrose Avenue is also popular with families being close to a range of highly regarded schools, Urmston and Humphrey Park train stations, bus routes and only a short walk to The Meadows. An internal inspection comes highly recommended as this property is sure to sell quickly.

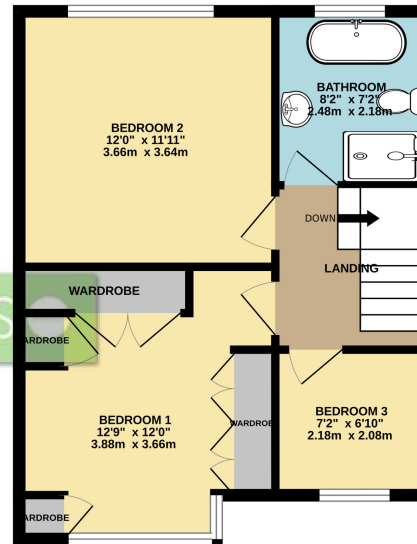
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GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 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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