

TRADING PLACES

Offers over £300,000
Brook Road, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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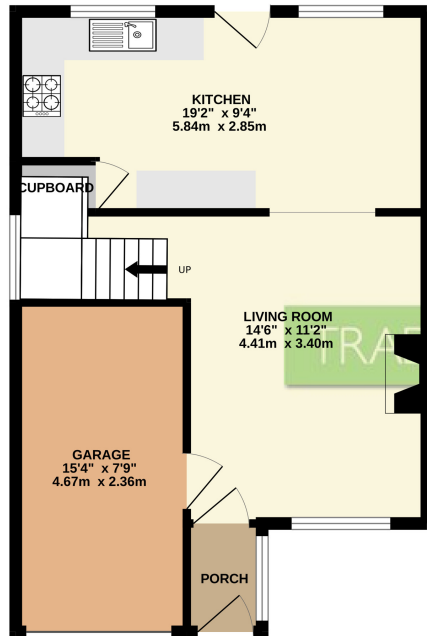
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TRADING PLACES ESTATE AGENTS are delighted to offer for sale this well appointed three bedroom end quasi semi detached property. In brief the accommodation comprises entrance porch, lounge, dining kitchen, shaped landing, the three well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a pleasant garden along with a driveway providing ample off road parking which leads to the integral garage. To the rear there is a mainly lawned garden with mature beds, paved patio area. Ideally placed for Trafford General Hospital, amenities & transport links.

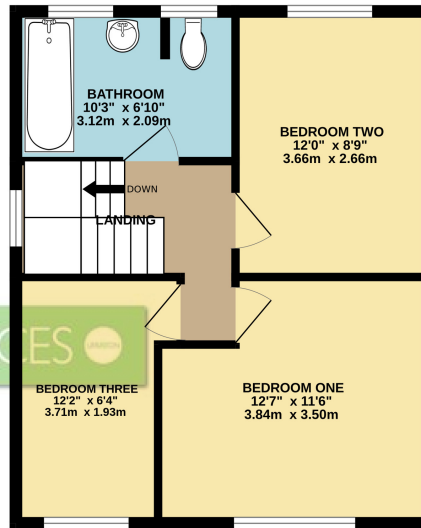
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GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.8 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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