

# TRADING PLACES

Offers over £340,000  
Humphrey Lane, Urmston, M41



 3  
Bedrooms

 1  
Bathroom

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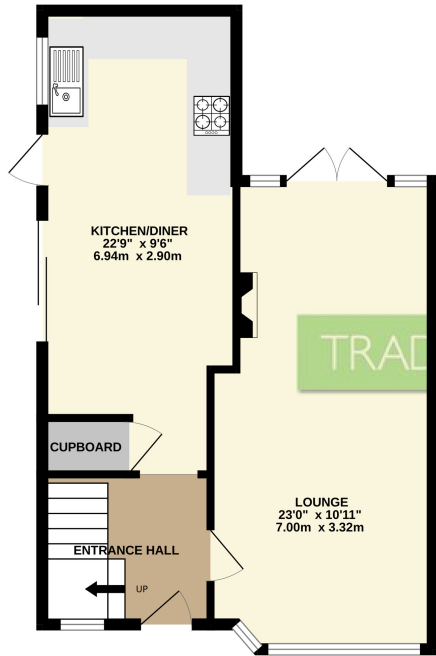


**\*\*OVERLOOKING THE LOCAL BOWLING GREEN \*\*\*TRADING PLACES ESTATE AGENTS** are pleased to offer for sale this well appointed three bedroom extended semi detached family residence. Occupying a enviable corner position with the possibility of further extensions subject to obtaining the required planning consent. In brief the accommodation comprises hallway, bay fronted lounge, extended dining kitchen, shaped landing, the three well proportioned bedrooms, a two piece suite & a separate WC. Boarded loft for extra storage. The property is warmed by gas central heating & fully uPVC double glazed. Externally to the rear there is a generous paved driveway leading to the detached garage and garden area. To the front and side there is a garden area which is fenced for privacy. Ideally placed for access into both Urmston & Stretford.

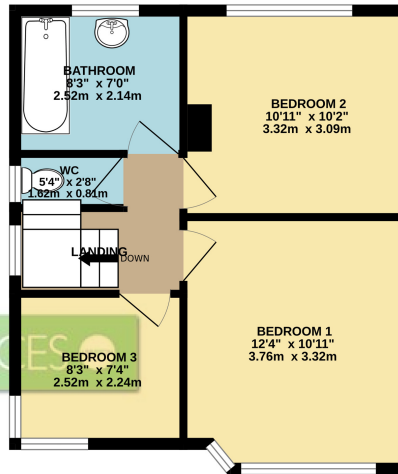
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GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: Humphrey Lane, Urmston, M41

