

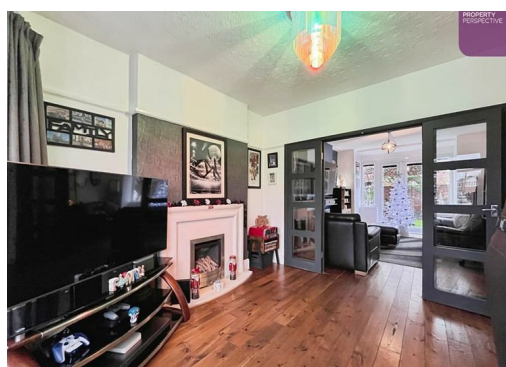
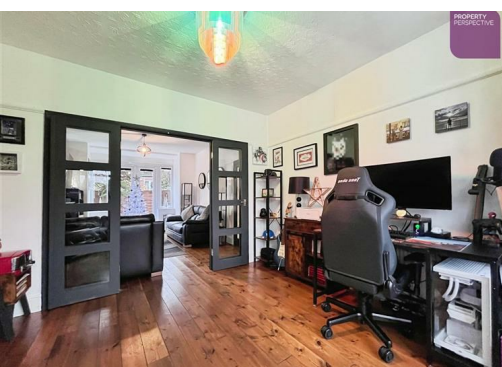


## Conway Road, Manchester, M41 0TL

**£420,000**

A Traditional bay fronted detached three bedroom family home which provides great sized rear gardens with good degrees of privacy and a fully refurbished interior throughout. The accommodation is conventionally arranged across two floors with recent refitments of kitchen, utility and main bathroom areas. The property forms part of a small cul de sac of similar traditional properties.

The property is located in the popular residential area of Urmston in South Manchester. Walking distance to Flixton Road with its array of independent shops/cafes/bar society. The property is adjacent to, Golden Hill and Davyhulme Parks and Urmston Cricket and Tennis Club and Urmston Grammar School. Trafford schools are some of the best in the UK and the house is within the catchment area for several good local primary schools.





# 22 Conway Road, Urmston, Manchester, M41 0TL

## ENTRANCE HALL

Tiled flooring, stairs to first floor, access to ground floor rooms

## CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

## DINING ROOM 12'4 x 11'3 (3.76m x 3.43m)

Double glazed bay window to front aspect, feature fireplace, wood laminate flooring

## LIVING ROOM 15'5 x 11'2 (4.70m x 3.40m)

Double glazed doors to rear gardens, media wall, wood laminate flooring

## KITCHEN AREA 10'4 x 7'4 I shaped (3.15m x 2.24m I shaped)

Double glazed window to rear gardens, re fitted with a matching range of floor and wall units with work surfaces over, integrated and free standing appliances, access to converted garage space

## DINING AREA 8'2" x 5'2" (2.5 x 1.6 )

Double glazed window, tiled flooring

## UTILITY ROOM 9'10" x 4'7" (3.0 x 1.4 )

Double glazed door and window to rear gardens, washing and drying facilities, floor and wall units, ceiling spot lighting

## FIRST FLOOR LANDING

Loft access, carpet flooring

## BEDROOM 11'9" x 10'5" (3.6 x 3.2)

Double glazed window, wood laminate flooring

## BEDROOM 9'2" x 10'9" (2.8 x 3.3)

Double glazed window, carpet flooring

## BEDROOM 6'10" x 5'6" (2.1 x 1.7)

Double glazed window, carpet flooring

## BATHROOM

Re fitted with a modern suite and tiled

surrounds, frosted double glazed window

## REAR GARDENS

Extensive rear gardens with good degrees of privacy, lawned areas, mature tree and shrub borders, timber framed garden storage area currently in use as a gym

## PARKING

Driveway parking for two to three vehicles

## Garage

Part converted with storage area from kitchen









