

TRADING PLACES

£450,000

Ledbury Avenue, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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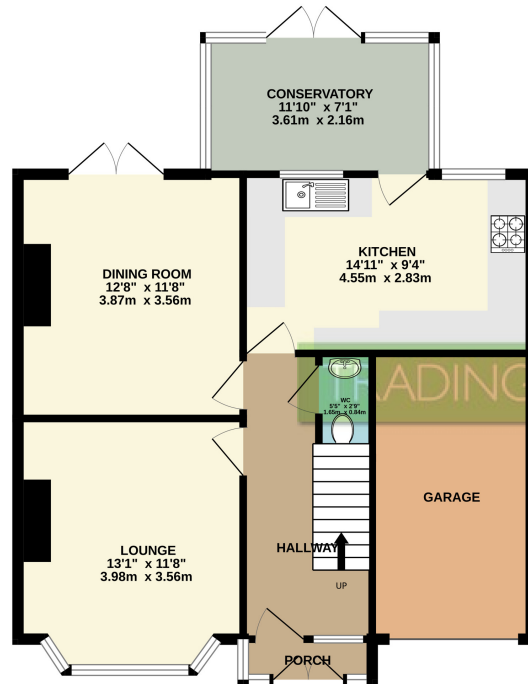
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AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY Situated in a popular location, within walking distance of all the facilities available in Urmston Town Centre, and a short stroll from Golden Hill Park and Davyhulme Park. Excellent standard of presentation throughout. Two separate reception rooms. Extended kitchen. Conservatory built on at the rear. Downstairs WC. Well appointed bathroom. Enclosed rear garden. Attached brick garage. Off road parking to the front. Scope to further extend (Subject to any PP necessary). Within catchment for excellent local schools including Davyhulme Primary. Must be viewed to be appreciated.

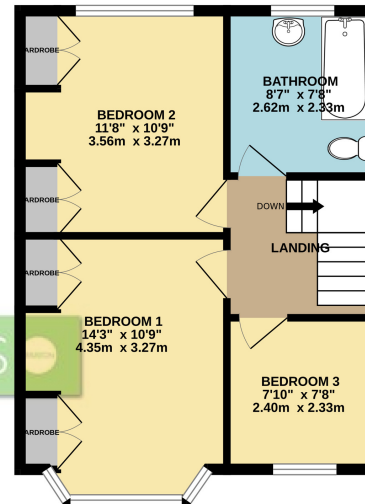
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GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1190 sq.ft. (110.6 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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