

TRADING PLACES

Offers over £425,000
Mount Drive, Urmston, M41



3

Bedrooms



1

Bathroom

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

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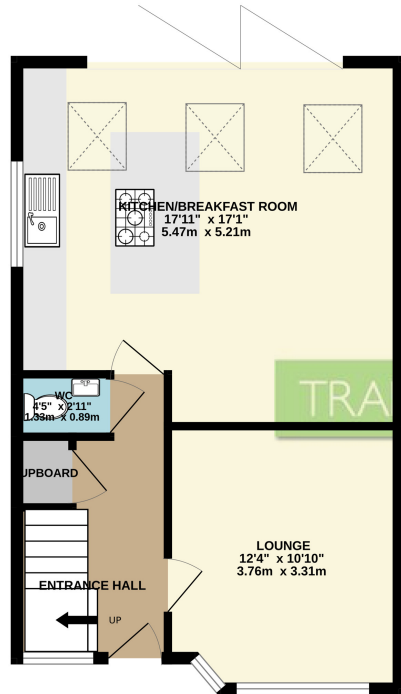
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****IMPRESSIVE SPECIFICATION**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this simply incredible, comprehensively refurbished and remodelled THREE BEDROOM semi-detached family home located on a highly desirable Urmston road. This delightful property would be ideal for any growing family providing bespoke accommodation offering spacious and flexible living accommodation finished in a contemporary style. In brief, this enviable property comprises; a warm and welcoming entrance hallway with a tiled floor, a well-proportioned bay fronted sitting room, an stunning open kitchen/dining area with a central island and a comprehensive range of wall and base units, 'Quartz' worksurfaces with a host of integrated appliances, Bi-folding doors leading out to the stunning rear garden. A useful downstairs WC can also be found on the ground floor level. To the first floor, a shaped landing provides entry into three generously sized bedrooms and a luxury tiled four piece family bathroom. Externally, to the front of the property, a gravel driveway provides off road parking for multiple vehicles. To the rear, an enclosed rear garden can be found with an 'Indian Stone' paved patio ideal for a table and chairs and leads onto an artificial garden with timber fenced boundaries and water feature. This property is conveniently situated within easy reach of Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network and Humphrey Park train station.

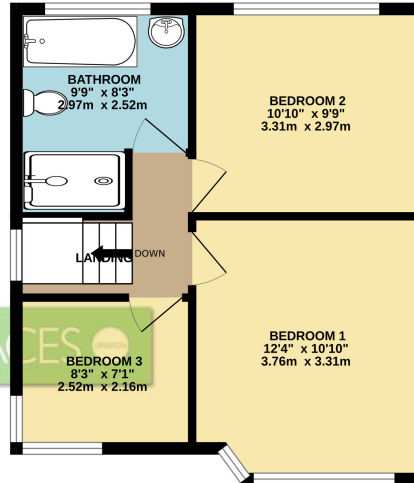
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GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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