

TRADING PLACES

£725,000

Sandown Gardens, Urmston, M41



 4

Bedrooms

 2

Bathrooms

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

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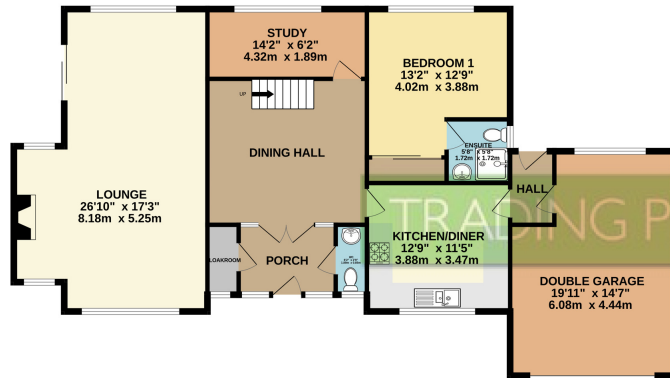
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****A BESPOKE DETACHED FAMILY RESIDENCE COMING TO THE MARKET FOR THE FIRST TIME IN OVER FORTY YEARS **** TRADING PLACES ESTATE AGENTS are pleased to offer for sale this 2300SQFT FOUR DOUBLE BEDROOM/TWO BATHROOM detached built by our vendors and situated within a large gated plot. This individual family home provides well maintained accommodation with gardens surrounding the property benefiting from being a short walk to Urmston Town Centre. Built circa 1980, this prestigious property is exclusive in design with an impressive dining hallway which forms the heart of this home, a generously sized 8m lounge with 'Inglenook Fireplace', a well-proportioned breakfast kitchen, downstairs wc, study, main bedroom with fitted wardrobes, en-suite bathroom. Stairs rise up to an first floor galleried landing where three further bedrooms and a four piece family bathroom. Externally, to the front of this desirable home is a generously sized, mainly lawned garden and a large patio area. A substantial gated driveway provides parking for numerous vehicles and leads up to an integral double garage. Owned solar panels. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants.**

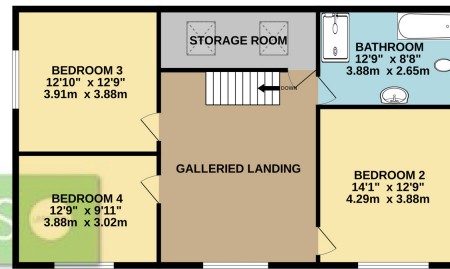
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GROUND FLOOR
1381 sq.ft. (128.3 sq.m.) approx.



1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA: 2283 sq.ft. (212.1 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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