

TRADING PLACES

Asking Price £425,000
Lawrence Road, Urmston, M41



 3
Bedrooms

 2
Bathrooms

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

01617470022

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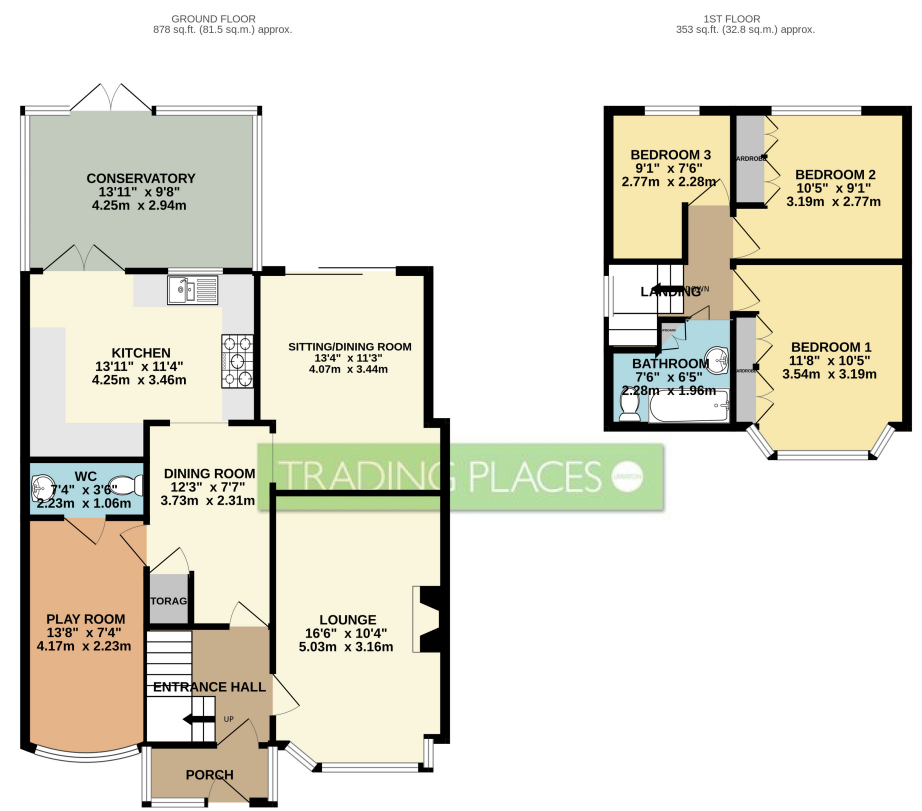
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****NO CHAIN** TRADING PLACES ESTATE AGENTS** are privileged to offer for sale this superbly extended & tastefully finished three bedroom DETACHED family residence situated on the always popular Lawrence Road in Flixton. In brief the accommodation to the ground floor comprises entrance porch, welcoming hallway, bay fronted lounge, extended sitting/dining room, fitted kitchen, double glazed conservatory, dining area, downstairs WC & a large home office/playroom. To the first floor there is a shaped landing, the three well proportioned bedrooms & a three piece bathroom. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a driveway providing ample off road parking. To the rear garden which boasts a southerly aspect, there is a covered wooden decked patio with mainly artificial grass garden. Ideally placed for the popular schools, Trafford General Hospital & transport links.

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TOTAL FLOOR AREA: 1231 sq.ft. (114.4 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

EPC

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