

TRADING PLACES

Offers over £450,000
Westmorland Road, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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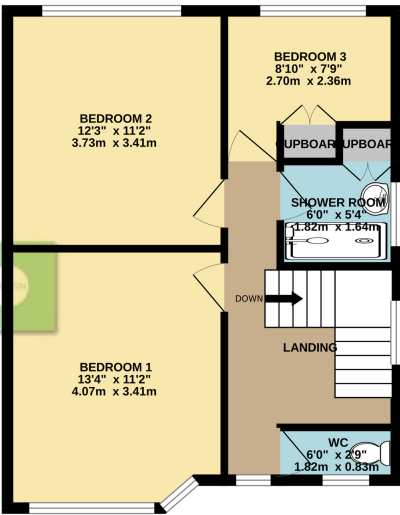
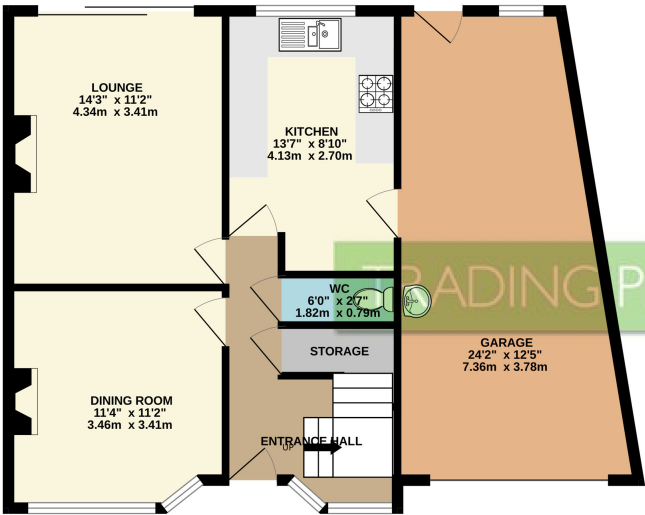
SOUTH FACING REAR GARDEN! TRADING PLACES ESTATE AGENTS are pleased to offer to the market this much loved three bedroom semi detached family residence situated on one of the areas most desirable roads. The property boasts genuine potential for extensions subject to obtaining the required planning consent. Built in 1955 & coming to the market for the first time in over 60 years! In brief the accommodation comprises entrance hallway, bay fronted dining room, lounge, fitted kitchen, shaped landing, the three well proportioned bedrooms, two piece bathroom suite & a separate WC. The property is warmed by gas central heating & is fully uPVC double glazed. There is the added benefit of an attached oversized single garage with electric door. Externally to the front there is a paved driveway leading to the garage & a pleasant garden. To the southerly facing rear garden there is a paved patio area with lawned garden beyond. Perfectly placed for Urmston town centre & the well regarded schools.

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GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.

1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 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 Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(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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