

TRADING PLACES

Offers over £500,000
Church Road, Urmston, M41



 4
Bedrooms

 1
Bathroom

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

01617470022

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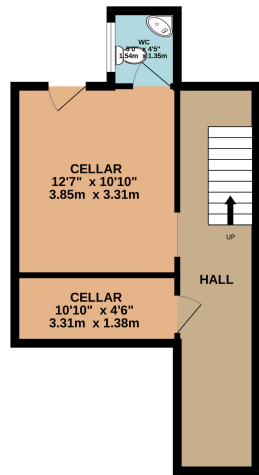
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****A PERIOD FAMILY RESIDENCE** - **OFF ROAD PARKING & SINGLE GARAGE** - TRADING PLACES ESTATE AGENTS** are privileged to offer for sale this well presented **FOUR BEDROOM** Victorian semi detached property. Dating from 1896 & boasting a large loft area and lower ground cellars genuine opportunity for extensions subject to obtaining the required planning consent. In brief the property comprises welcoming hallway, bay fronted lounge, dining room, newly fitted breakfast kitchen. Shaped landing, the **FOUR** well proportioned bedrooms & a recently fitted three piece bathroom. Warmed by gas central heating and is uPVC double glazed. Lower ground ground cellar chambers with wc. To the front there is a pleasant garden & steps leading to the front door. The rear garden is benefiting from a large paved patio area, single garage all of which is fenced for privacy. Ideally placed for the well regarded schools, amenities & transport links.

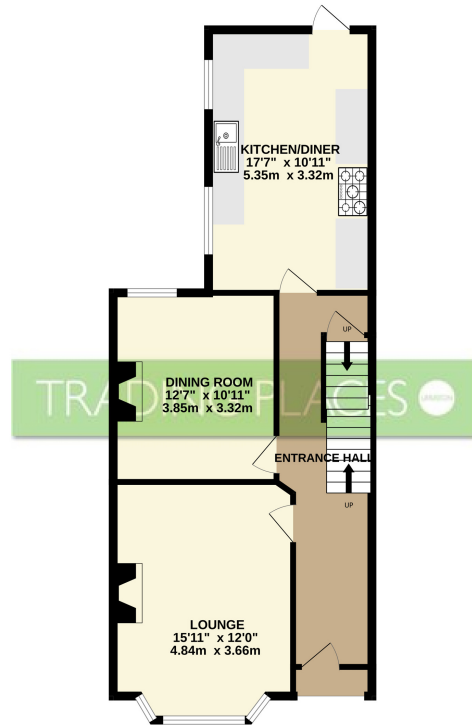
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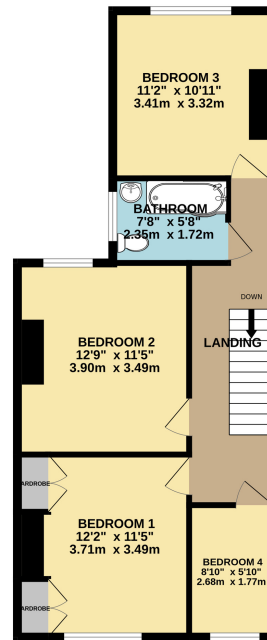
BASEMENT
343 sq.ft. (31.9 sq.m.) approx.



GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1593 sq.ft. (148.0 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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