

TRADING PLACES

Offers over £385,000
Canterbury Road, Urmston, M41



3

Bedrooms



1

Bathroom

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

01617470022

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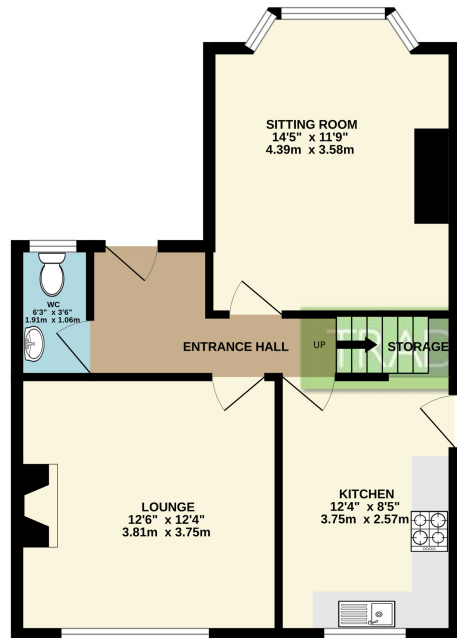
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****LARGE CORNER PLOT**** TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well appointed THREE BEDROOM semi detached family residence coming to the market for the first time in nearly sixty years situated just a short distance from Urmston town centre. Ideally situated close to the ever growing amenities, this property offers spacious accommodation arranged over two floors and briefly comprises; entrance storm porch, a warm and welcoming entrance hallway, downstairs wc, a well proportioned bay fronted sitting room, a rear lounge with feature fireplace. A fitted kitchen with wall and base units. To the first floor, a landing provides entry into three well proportioned bedrooms and a three piece tiled bathroom. Externally, to the front of the property, a large front garden overlooking Davyhulme Park to the side elevation is a large gated driveway leading to a single garage which has the supply of power and lighting. To the rear, a patio provides ample space for a table and chairs enclosed by timber fenced boundaries. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, this property is positioned within walking distance of Urmston train station and has excellent access to the motorway network. This property is a credit to our clients and an internal inspection is highly recommended.

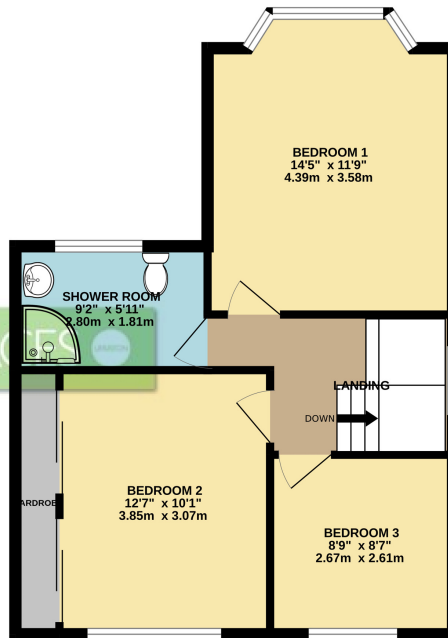
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GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.5 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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