







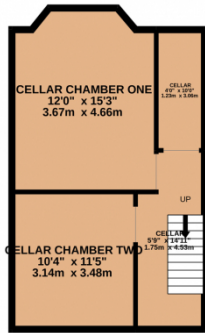




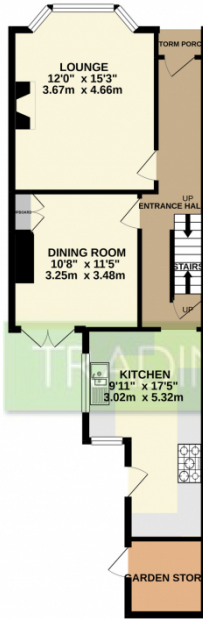
TRADING PLACES ESTATE AGENTS are delighted to offer for sale a spacious 1800 SQFT THREE DOUBLE BEDROOM VICTORIAN MID TERRACE property on the ever popular and convenient Ashfield Road in central Urmston with a 100ft rear lawned garden. Arranged over four floors and in brief the substantial accommodation comprises; porch, entrance hallway, bay fronted lounge with open fire, dining room with patio doors leading out to the rear garden, fitted kitchen diner and stairs that lead down to two cellar chambers which could be converted to provide further living accommodation. To the first floor there are two double bedrooms and a larger than average four piece family bathroom suite and a study. Stairs rise to the second floor where a further double bedroom can be found (which easily could be converted back to two bedrooms). Externally there is a garden to the front whilst to the rear there is a good sized enclosed garden that offers an Indian stone paved patio that in turn leads to a lawned area beyond attached brick outbuilding which would make a good utility room or extension to the kitchen. UPVC double glazed sash windows to the front, gas central heated and packed full of original period features also including cast iron radiators and exposed floorboards in most rooms. This well presented and conveniently located property would make an ideal family home. An internal inspection is essential to appreciate the space and location on offer



BASEMENT  
413 sq.ft. (38.3 sq.m.) approx.



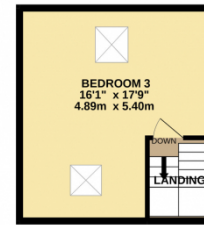
GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



2ND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 1811 sq.ft. (168.3 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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