



 3
Bedrooms

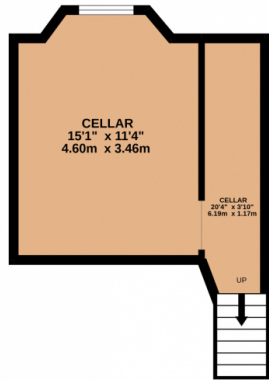
 1
Bathroom



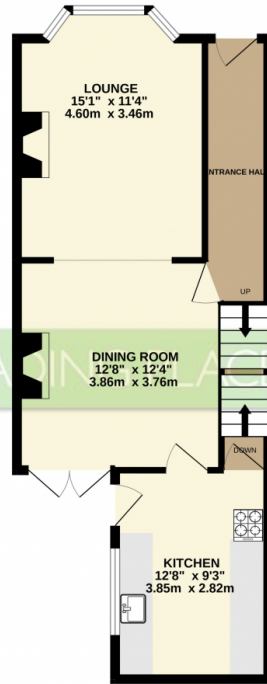


****CENTRAL URMSTON LOCATION**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this spacious, immaculately presented period home located in the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. The tastefully decorated accommodation is arranged over three floors and briefly comprises; welcoming entrance hallway, attractive bay fronted living room with woodburner which opens into a good sized dining room with a contemporary kitchen beyond complete with a host of wall and base units. Lower ground floor basements (ideal for conversion subject to planning) To the first floor, a shaped landing provides entry into two double bedrooms and a study/third bedroom, a three piece family bathroom. Further benefits of this desirable period property include gas central heating and double glazing. Externally, to the front there is a walled garden can be found whilst to the rear, a stunning rear paved and walled courtyard garden provides a suitable space for alfresco dining during those summer months. An internal inspection is strongly recommended.

BASEMENT
235 sq.ft. (21.8 sq.m.) approx.



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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