



 3

Bedrooms

 1

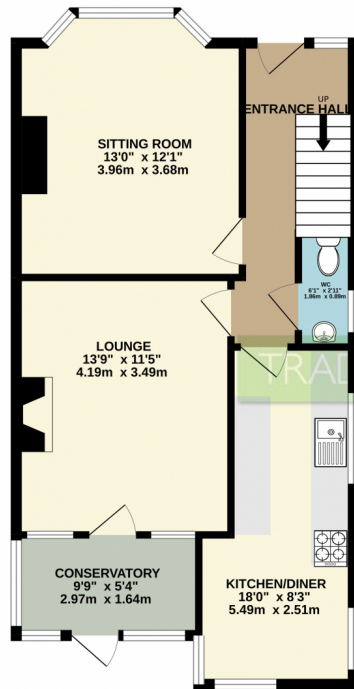
Bathroom



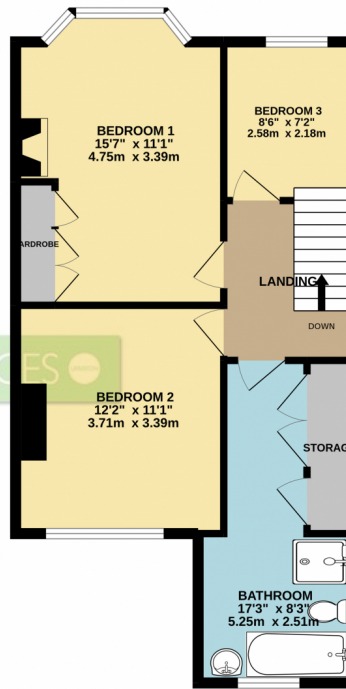


Situated on one of the most desirable tree lined roads in the area, this 1930's bay fronted EXTENDED THREE BEDROOM semi detached property, overlooks 'The Meadows' and boasts a 100 ft south facing rear garden. This desirable family home briefly comprises; a welcoming entrance hallway, an attractive bay fronted sitting room to the front elevation with stripped wood floors, a generously sized lounge again with stripped wood floors with a door opening into a conservatory, a fitted breakfast kitchen with dining area and a downstairs WC. To the first floor, a shaped landing provides entry into three larger than average bedrooms and a large four piece family bathroom. Externally, a driveway provides off road parking to the front leading to a brick built detached garage. To the rear, without doubt, one of the main attracting features of this property is the south facing extensive, lawned garden backing onto Urmston Meadows. The split level rear garden itself offers a degree of privacy with patio area's, an abundance of shrubbery, flower bed and is mainly laid to lawn. Located just off Church road in a highly regarded location which provides excellent access to a range of amenities including Chassen Park, the train station as well as the motorway network. An internal inspection is strongly recommended.

GROUND FLOOR  
589 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.

While 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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