



 3

Bedrooms

 1

Bathroom





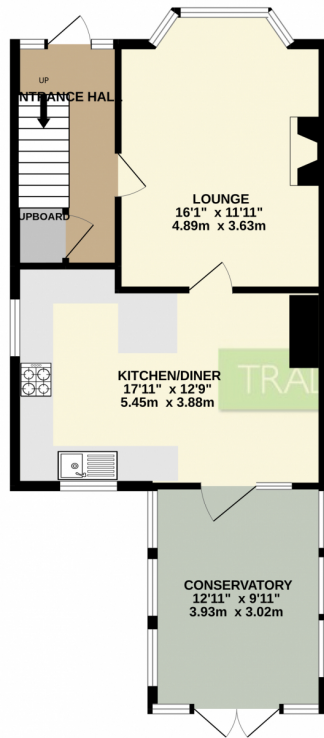




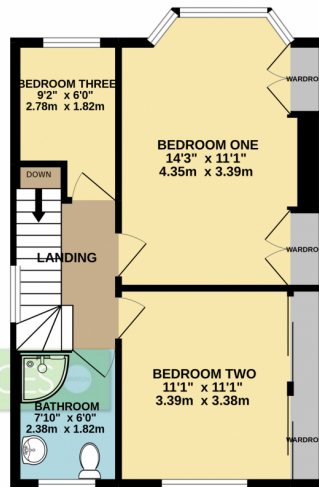
TRADING PLACES ESTATE AGENTS are delighted to offer to the market this well appointed and tastefully presented THREE BEDROOM semi-detached property situated just a short walk from Urmston town centre. In brief the accommodation comprises; entrance hallway, bay fronted living room, fitted breakfast kitchen and a uPVC double glazed conservatory with double doors opening into the rear garden. To the first floor there are three well proportioned bedrooms and a luxury three piece bathroom. Under the carpets in the hall, lounge and dining area is solid oak flooring. Externally to the front there is an extensive paved driveway providing ample off road parking alongside a shaped garden. The rear garden is simply stunning with a patio area which in turn looks across a large enclosed lawned garden. The rear garden itself is not directly overlooked and would be ideal for any growing family. This property is warmed by gas central heating and is uPVC double glazed throughout. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools in the area for children of all ages. For commuters, the property positioned is within walking distance of Urmston Road train station and has excellent access to the motorway network.



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



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 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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