



 **3**
Bedrooms

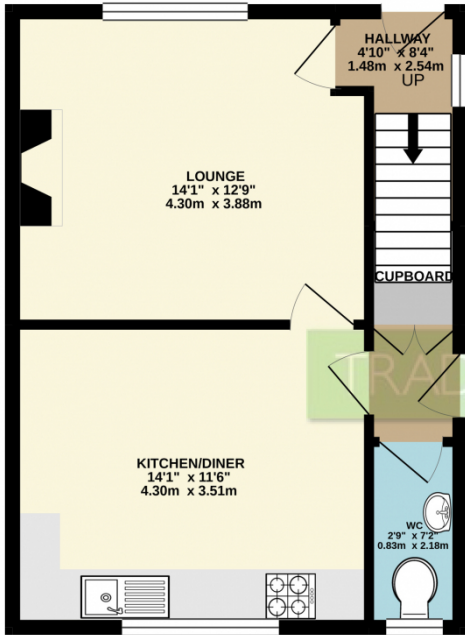
 **1**
Bathroom



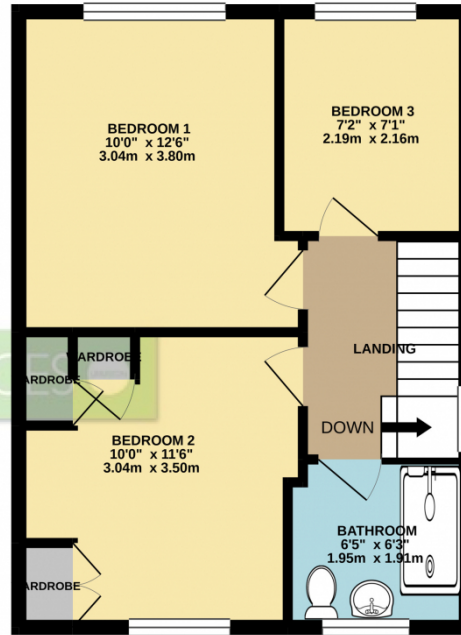


TRADING PLACES are pleased to offer for sale this beautifully appointed and tastefully decorated three bedroom semi detached family home situated in the always popular area of Urmston. Occupying a larger than average SOUTH FACING garden plot, flagged driveway leading to a single garage. In brief the property comprises welcoming hallway, lounge, dining kitchen, downstairs WC, shaped landing, the three well proportioned bedrooms and a three-piece modern bathroom suite. The property is warmed by gas central heating and is UPVC double glazed. Externally to the front and the side there are pleasant gardens and where you will find the driveway providing ample off road parking and a detached single garage. The rear SOUTH FACING large garden is mainly laid to lawn. Subject to obtaining the relevant planning consent, there is genuine potential for extensions. Ideally positioned to enjoy the ever growing amenities of the area, the highly regarded schools and transport links.

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 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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