



 3
Bedrooms

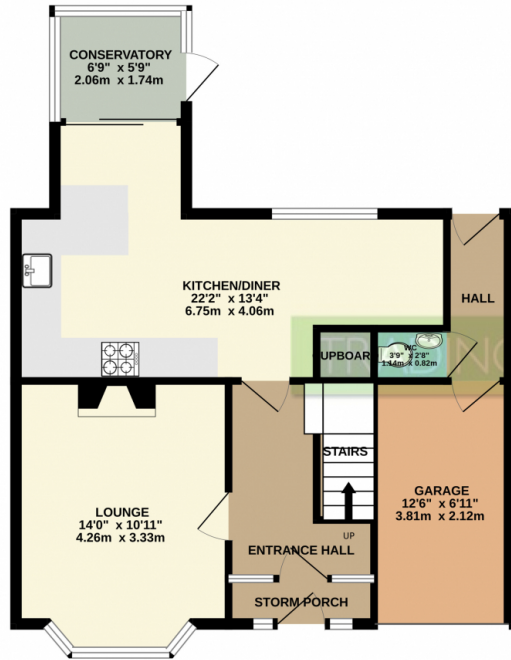
 1
Bathroom



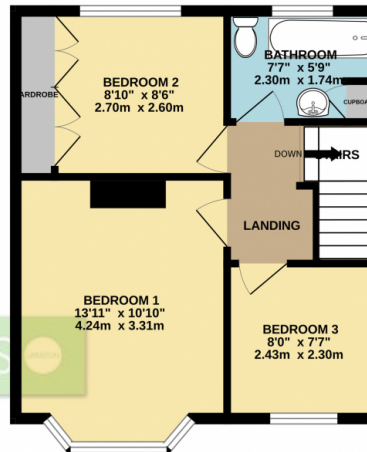


TRADING PLACES ESTATE AGENTS are pleased to offer for sale this RECENTLY FULLY MODERNISED three semi-detached family home situated in a highly regarded location considered by many to be one of the most desirable residential areas within Urmston. Positioned overlooking The Meadows, this property has been lovingly maintained by our clients with great attention to detail. The tastefully decorated accommodation briefly comprises; porch, a warm and welcoming entrance hallway, a bay fronted lounge, an impressive dining kitchen complete with a range of wall and base units alongside a host of integrated appliances and underfloor heating. Fully glazed conservatory. Downstairs wc. To the first floor, there are three spacious bedrooms and a contemporary three piece family bathroom. To the front of the property, a paved driveway provides off road parking leading to a single garage alongside a shaped lawned garden. To the rear, a well maintained, SOUTH FACING GARDEN can be found which is well stocked with shrubbery and flower beds alongside a large paved patio ideal for alfresco dining during those summer months with the added benefit of overlooking the Meadows. Cumberland Road is located close to Church Road, ideal for country walks and only a short stroll into Urmston town centre. We expect interest will be forthcoming and would encourage any interested parties to contact our office to arrange an internal inspection.

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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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