



 4  
Bedrooms

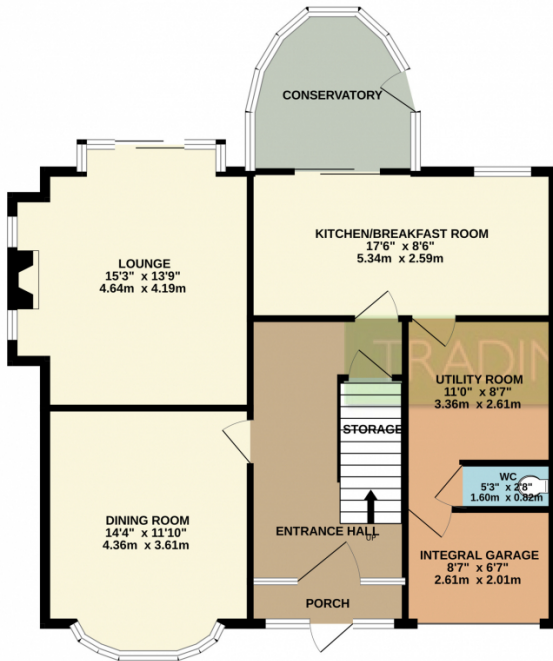
 2  
Bathrooms



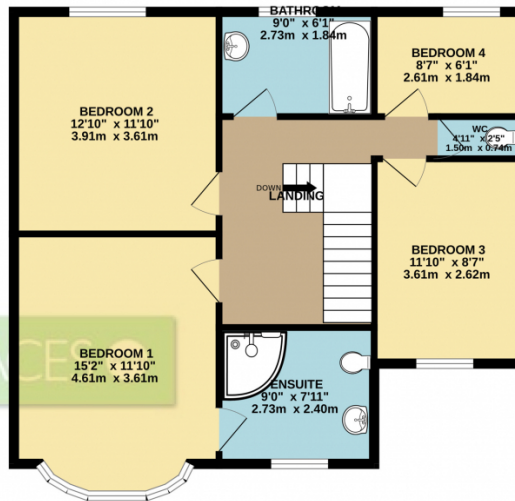


**\*\*VIDEO TOUR AVAILABLE\*\*** TRADING PLACES are proud to welcome to the market this extended four-bedroom family home. This property is immaculately presented throughout with original features and a stunning mature rear garden. The property is located in a highly sought-after area of Urmston. On the ground floor there is a large welcoming entrance hall, which leads to the dining room located to the front of the house. This features a lovely bright bay window. To the rear is a tranquil lounge, which has access to the garden through UPVC doors. A newly fitted modern kitchen with granite worktops and space for a dining area, leads to a bright conservatory. The ground floor also features a garage, W.C. and utility room. On the first floor, there are four well-proportioned bedrooms. The main bedroom benefiting from an ensuite shower room. Three of the bedrooms have fitted wardrobes and there is a family bathroom with separate W.C. The property is double glazed throughout and warmed by gas central heating. Externally the property has off road parking to the front of the house. To the rear there is a large garden, the grounds of which have been well maintained. Additionally, the garden and features two ponds, one intended for fish and the other a wildlife pond.

GROUND FLOOR  
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1612 sq.ft. (149.7 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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