



 3

Bedrooms

 1

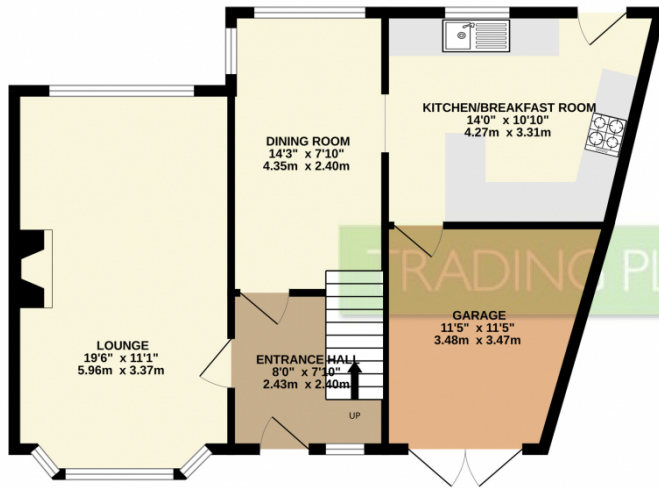
Bathroom



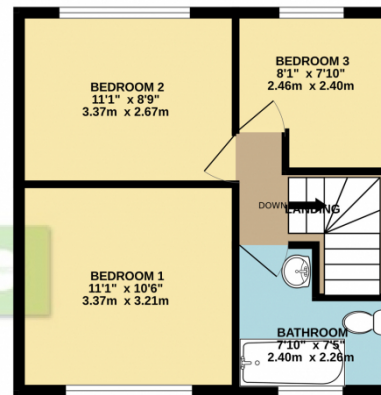


****SITUATED WITHIN WALKING DISTANCE OF URMSTON TOWN CENTRE** - TRADING PLACES ESTATE AGENTS** are pleased to offer for sale this well presented **EXTENDED THREE BEDROOM** semi detached property located in a popular quiet Urmston cul-de-sac. This stunning property benefits from gas central heating and double glazing and the extended accommodation comprises; entrance hallway, 19ft living room, good size dining room and an extended contemporary dining kitchen with door to integral garage. To the first floor there are **THREE BEDROOM** and a three piece bathroom. Externally there is driveway parking to the front of the property whilst to the rear, there is a well tended enclosed rear garden with a paved seating area and pond. Ideally located for Trafford General hospital, a range of local amenities and situated in the catchment area for the highly regarded schools. This property is sure to attract interest and thus we recommend an internal inspection at your earliest convenience.

GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 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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