



 3

Bedrooms

 1

Bathroom



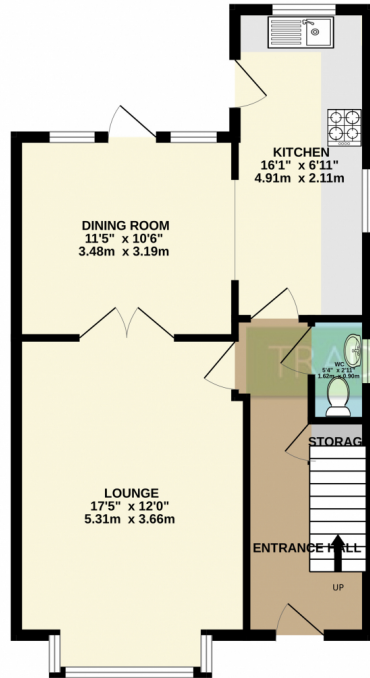




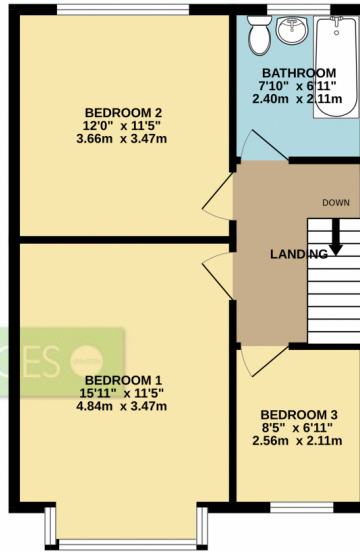


TRADING PLACES ESTATE AGENTS are pleased to offer for sale this well presented family home located on the ever popular, tree lined road of Southgate. With access to a wide variety of amenities including highly regarded local schools, shops and transport links to the motorway and Chassen Road railway station giving access to both Manchester and Liverpool. Ideal for any growing family searching for a perfect home, this attractive family home briefly comprises; a warm and welcoming entrance hallway, a bay fronted living room which opens into a generously sized dining room with french doors opening out into the rear garden alongside an open plan fitted kitchen. To the first floor, a shaped landing provide entry into three good sized bedrooms and a three piece bathroom. Externally to the front of the property, there is off road parking which leads up to an detached 33ft garage. To the rear, a mainly laid out to lawn with mature bushes, plants and the benefit of overlooking Urmston Meadows . Further benefits of this desirable home include uPVC double glazing and gas central heating. Located just a short distance from Urmston town centre and its ever increasing range of cafés and restaurants, this property is a must view. NO ONWARD CHAIN.

GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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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