 3

Bedrooms

 1

Bathroom





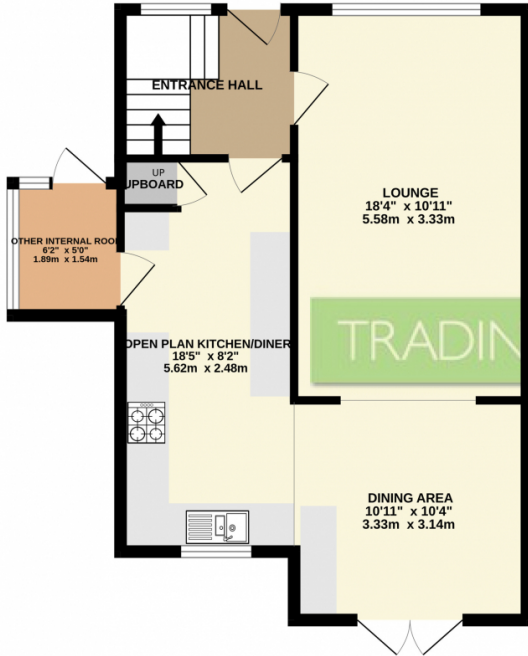




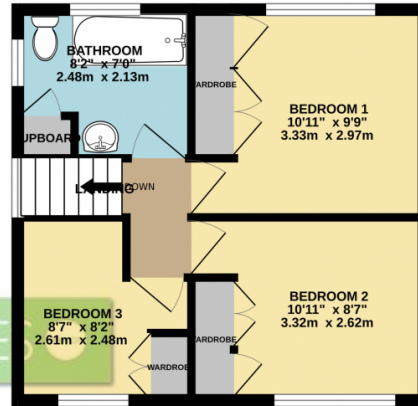
**\*\*DESIRABLE CUL DE SAC LOCATION \*\*** - Trading Places Estate Agents are pleased to offer for sale a well presented and **EXTENDED THREE BEDROOM SEMI DETACHED** property located on a peaceful and sought after Urmston cul de sac. Well situated for schools, local amenities and transport links, in brief the attractive accommodation comprises; entrance hallway, spacious living room, dining room which opens into a modern fitted kitchen and in addition, a utility room. To the first floor there are **THREE** well proportioned bedrooms all with fitted wardrobes and a contemporary fitted bathroom suite. To the rear there is an enclosed garden with both lawned and patio areas whilst to the front there are off road parking facilities provided by a paved driveway. The property is warmed by gas central heating and is uPVC double glazed throughout. Viewings come highly recommended.



GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Parkfield Avenue, Urmston, M41

