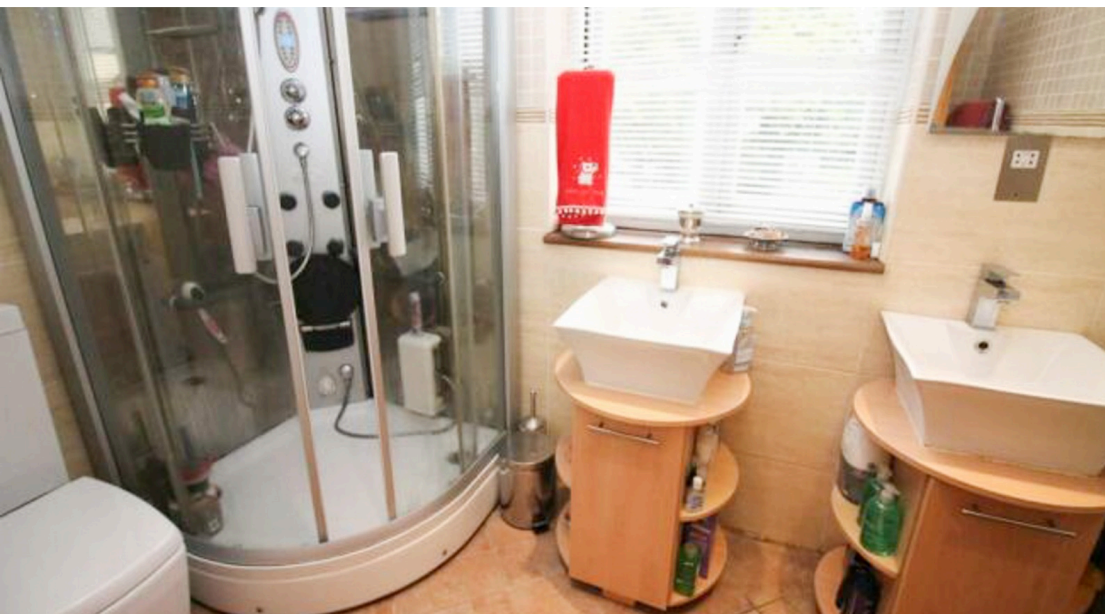




 4
Bedrooms

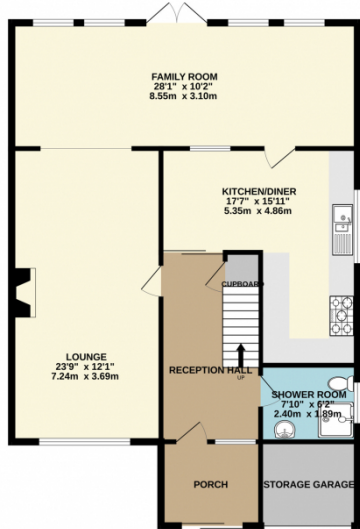
 3
Bathrooms



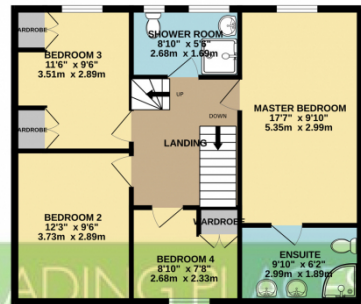


SOUTH FACING REAR GARDEN! TRADING PLACES ESTATE AGENTS are proud to offer for sale this well appointed 2000 SQFT FOUR BEDROOM/THREE BATHROOM extended detached family residence situated on the popular Church Road in Urmston. The space available must be viewed to be appreciated. In brief the accommodation comprises entrance porch, hallway, large lounge, modern fitted dining kitchen, 28ft family room, downstairs shower room, shaped landing, the four well proportioned bedrooms, four piece ensuite shower room & family shower room. The loft which is currently used for storage is accessed via fixed wooden stairs. The property is warmed by gas central heating & is fully uPVC double glazed. The extended family room has been designed in such away to allow for an further extension above & planning for this has been passed previously. Externally to the front there is a generous block paved driveway access via wrought iron gates, To the side there is a pathway giving access to the rear where you find a covered paved patio area with lawned garden beyond with mature beds. There is a uPVC double glazed garden conservatory which only adds to this exceptional property. Ideally placed for the well regarded schools, transport links & amenities.

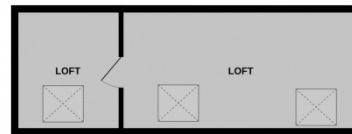
GROUND FLOOR
1054 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



2ND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 2000 sq.ft. (185.8 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+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Church Road, Urmston, M41

