



 **3**
Bedrooms

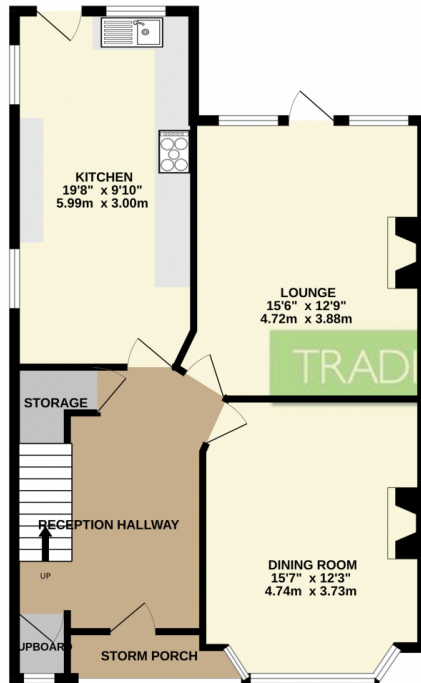
 **1**
Bathroom



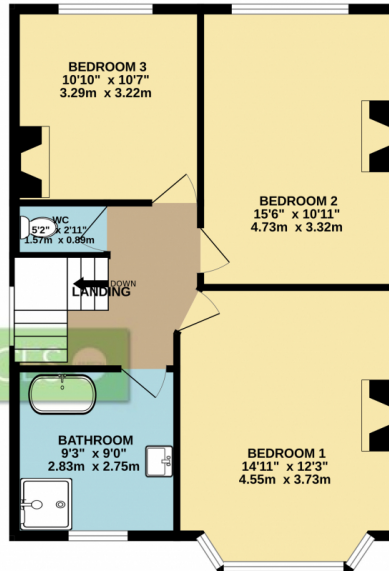


****SOUTH FACING REAR GARDEN**** TRADING PLACES are privileged to offer for sale this attractive, highly desirable **THREE DOUBLE BEDROOM** Semi-Detached property on one of Urmston's premier tree lined roads. This home is packed full of original features including front door, stained glass windows and high ceilings. Positioned on a larger than average plot, in brief, the deceptively spacious accommodation comprises; an impressive reception hallway, a bay fronted dining room with a feature fireplace, a generously sized sitting/dining room with fireplace, 19ft fitted kitchen complete with granite worksurfaces and integral appliances, door leading onto the rear garden. To the first floor there are **THREE DOUBLE** bedrooms all with fireplaces and a three piece bathroom with a separate wc. Externally, there are stunning south facing gardens to the rear with a paved patio provides an ideal space for a table and chairs during those summer months . Extensive driveway parking leads up to a detached garage. A beautiful family home in a prestigious Urmston location. Viewings are essential to appreciate the finish and location on offer.

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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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