



 0  
Bedroom

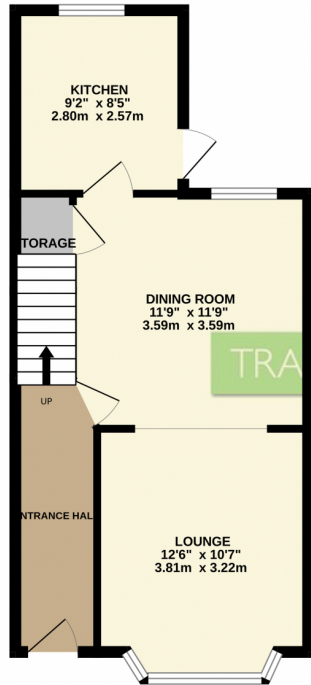
 0  
Bathroom



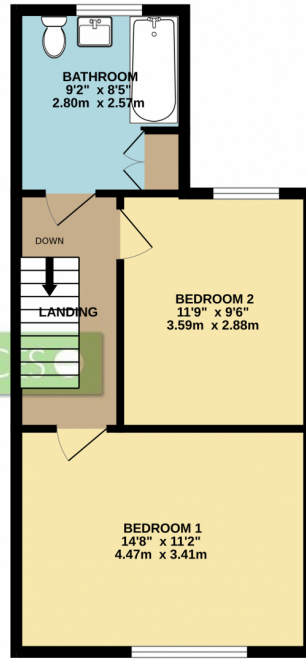


TRADING PLACES ESTATE AGENTS are proud to offer for sale this two bedroom bay fronted mid terrace situated in the popular area of Urmston. Being sold with no vendor chain & benefiting from a generous lawned garden, making an early viewing essential. In brief the accommodation comprises welcoming hallway, bay fronted lounge & dining room, fitted kitchen, shaped landing, the two double bedrooms & a three piece bathroom suite, The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a pleasant walled palisade whilst to the rear there is a paved patio with mainly lawned garden which is fenced for privacy. Ideally placed for access into both Urmston & Stretford.

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA : 838 sq.ft. (77.8 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.  
Made with Metropix 10/2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Firwood Avenue, Urmston, M41

