



3

Bedrooms

1

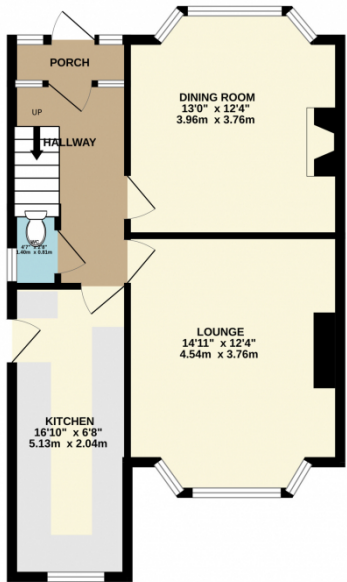
Bathroom





**TOWN CENTRE LOCATION! TRADING PLACES ESTATE AGENTS** are proud to offer for sale this well presented **THREE BEDROOM DETACHED** family residence situated in the heart of Urmston town centre. On a peaceful cul de sac & ideally placed for the amenities of the area. In brief the accommodation comprises entrance porch, hallway, bay fronted dining room, rear lounge, fitted kitchen, downstairs WC, shaped landing, the three well proportioned bedrooms & a four piece white bathroom suite. Boarded loft with velux skylight. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there are wrought iron gates leading to the driveway and carport providing ample off road parking. To the rear there is a low maintenance, flagged garden with a single garage and a attached home office ideal if you are working from home. Ideally positioned for the well regarded local schools & train station.

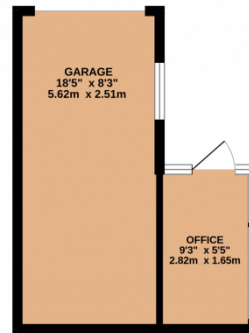
GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



OUTSIDE  
202 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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