



4

Bedrooms



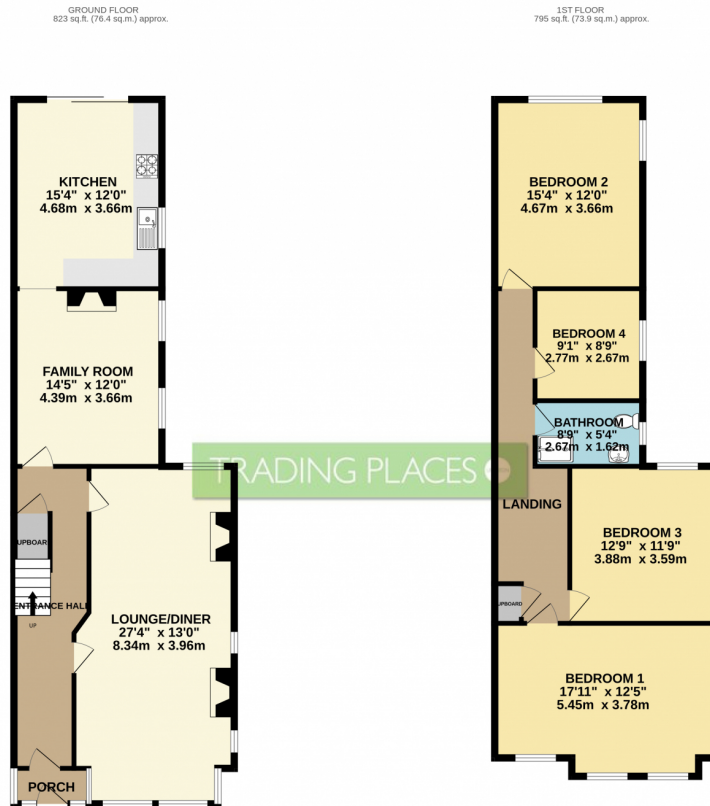
1

Bathroom





****APPROXIMATELY 1650 SQFT** - TRADING PLACES ESTATE AGENTS** are pleased to offer for sale this well presented, **FOUR BEDROOM** semi detached period home arranged over two floors. Offering space in abundance, this highly desirable period home briefly comprises; a warm and welcoming hallway, a spacious bay fronted 27ft living, a 14ft family room which opens into a contemporary extended breakfast kitchen. To the first floor a generously sized landing provides entry into four well proportioned bedrooms and a three piece family shower room. A pull down staircase from the master bedroom gives entry into an exceptionally large loft space offering potential for conversion (subject to any required planning permission). Externally to the front of the property, there is a paved driveway providing excellent off road parking facilities. To the rear, an enclosed low maintenance garden can be found with a large paved patio, ideal for alfresco dining during those summer months. The rear garden benefits from timber fenced boundaries and has a garden shed and an external water supply. Situated in a highly desirable area, walking distance to local amenities and eateries. Beautiful open spaces are a short walk away as well as highly regarded schools for all ages. Urmston town centre is within walking distance, together with it's array of shops, bars, restaurants.



TOTAL FLOOR AREA: 1618 sq.ft. (150.3 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		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Stretford Road, Urmston, M41

