



 2

Bedrooms

 1

Bathroom



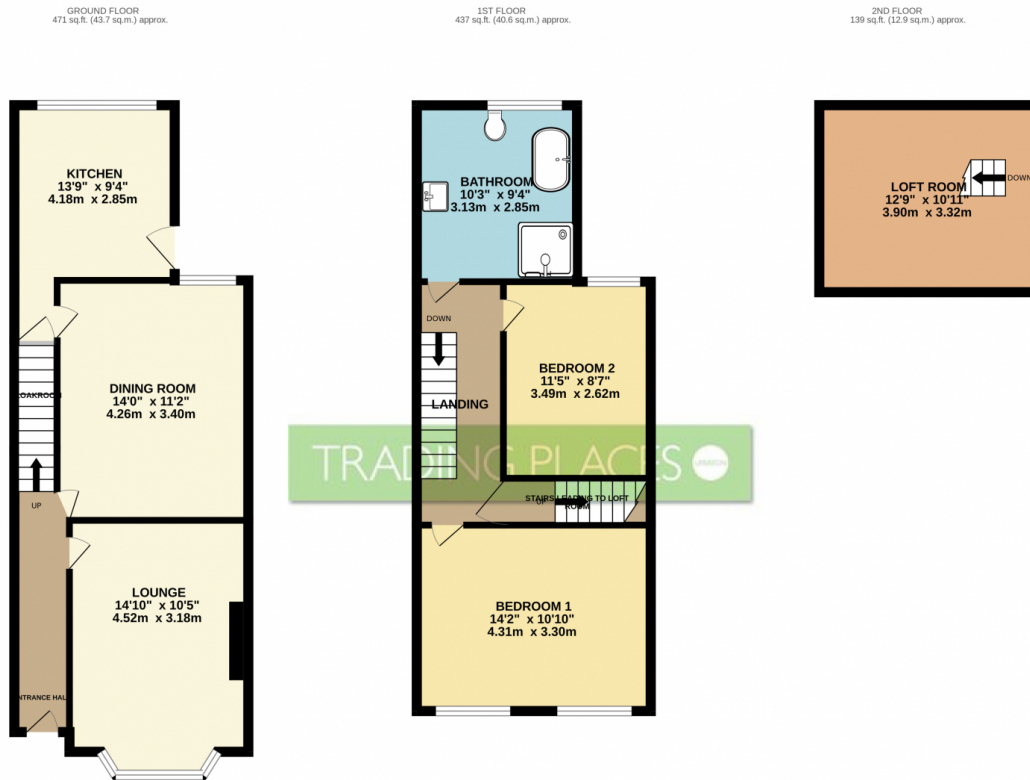


**\*\*IMMACULATE TWO BEDROOM TERRACE WITH LOFT ROOM\*\***

TRADING PLACES are delighted to offer for sale this superbly presented two double bedroom bay fronted mid terrace property situated in the heart of Urmston town centre. If you are looking for a property in genuinely beautiful condition and with a convenient location be sure to book your viewing early. In brief the property comprises welcoming hallway, bay fronted lounge, dining room, contemporary fitted kitchen, shaped landing, the two well proportioned bedrooms, a loft room and a luxury four piece bathroom suite. The property is warmed by gas central heating benefiting from a new boiler and is fully UPVC double glazed. Externally to the front there is a pleasant garden and pathway to the front door whilst to the rear there is an enclosed courtyard. Ideally placed to enjoy the ever growing amenities of the area, transport links and the well regarded schools.

# TRADING PLACES

Offers in excess of £285,000  
Richmond Avenue, Urmston, M41



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Richmond Avenue, Urmston, M41

