

TRADING PLACES

Offers in excess of £335,000
Carisbrook Avenue, Urmston, M41



 2
Bedrooms

 1
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
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01617470022

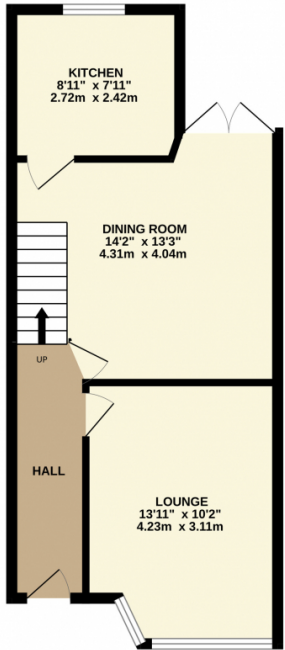




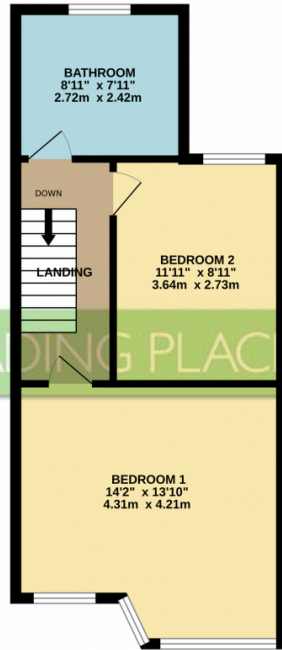
****PRISTINE TWO BEDROOM TERRACE WITH LOFT ROOM****

TRADING PLACES ESTATE AGENTS are pleased to offer for sale this charming and modernised beautifully presented TWO DOUBLE BEDROOM mid terrace period property. Tucked away in a quiet cul-de-sac, within a popular residential area, situated just off Church Road. The location is conveniently located just a short stroll to the town centre and the train station. In brief, this attractive well presented property comprises; a warm and welcoming entrance hallway, a well proportioned bay fronted living room with plantation blinds, a dining room with a multi-fuel stove leading to a modern fitted kitchen. From the dining room there are patio doors leading to the SOUTH FACING rear garden. To the first floor, a spacious landing provided access into two double bedrooms and a larger than average four piece bathroom. Boarded loft which is ideal for storage or a conversion. Externally, to the rear of the property, an enclosed low maintenance SOUTH FACING garden with ample space for a table and chairs during those summer months. An excellent period property in a desirable location. An internal inspection comes highly recommended.

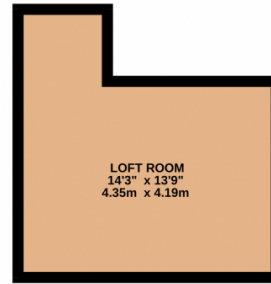
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Urmston, M41



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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