



 2  
Bedrooms

 1  
Bathroom





TRADING PLACES WELCOMES THIS TWO BEDROOM SEMI DETACHED HOUSE TO THE MARKET.

This accommodation briefly comprising:- entrance hall, two reception rooms and a fitted kitchen. To the first floor there are two double bedrooms and bathroom.

Externally:- Driveway to the front, doors to an attached garage and enclosed private lawned garden to the rear with a rear porch area.

The property is situated just a short drive into Urmston, Trafford Centre and the M60, with good public transport to surrounding areas. Good catchment area for local schools and a stones throw to Lostock park gates.

### **Hall**

1 radiator.

### **Dining room** *3.18m x 3.37m*

1 double glazed bay window. 1 radiator.

### **Lounge** *3.46m x 4.45m*

1 double glazed window. Gas fire. Door to cupboard.

### **Kitchen** *4.05m x 1.80m*

2 double glazed window. 1 radiator. Spotlights. Door to utility room.

### **Utility room** *2.20m x 2.57m*

1 window. Electrics. Door to garage.

### **Bedroom 1** *3.00m x 4.39m*

1 double glazed window. 1 radiator. Fitted wardrobes.

### **Bedroom 2** *3.61m x 2.56m*

1 double glazed window. 1 radiator. Fitted wardrobes.

### **Bathroom** *1.71m x 1.85m*

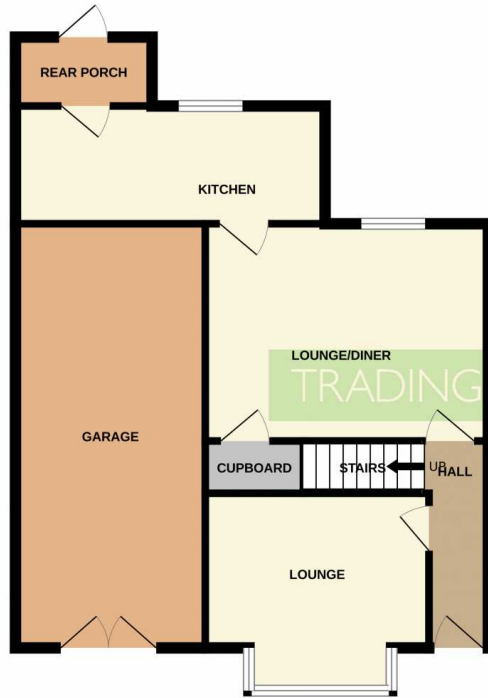
1 double glazed window. Cupboards. Walk in shower. Extractor fan. 1 radiator.

### **W/C**

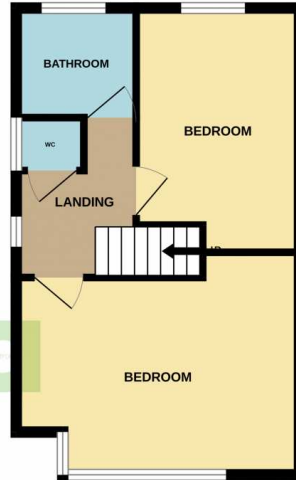
1 double glazed window. W/C



GROUND FLOOR



1ST FLOOR



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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