



 3

Bedrooms

 1

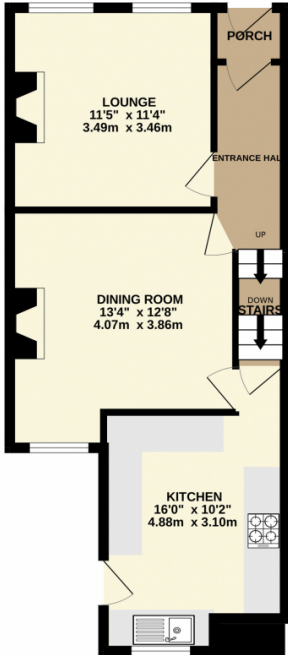
Bathroom



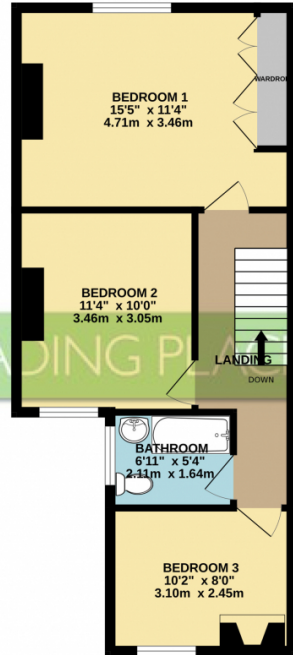


****CENTRAL URMSTON LOCATION**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this spacious, immaculately presented **THREE BEDROOM** period home located in the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. The tastefully decorated accommodation is arranged over three floors and briefly comprises; entrance porch, welcoming entrance hallway, attractive living room with feature fireplace, a good sized dining room with a original stripped wooden floors, a contemporary kitchen beyond complete with a host of wall and base units and doors opening out into the rear courtyard garden. Lower ground floor cellar chambers with access door out to the rear garden. To the first floor, a shaped landing provides entry into three bedrooms and a luxury tiled three piece bathroom. Further benefits of this desirable period property include gas central heating and uPVC double glazing. Externally, to the front there is a walled garden can be found whilst to the rear, a south-westerly facing rear lawned and walled courtyard garden provides a suitable space for alfresco dining during those summer months. An internal inspection is strongly recommended.

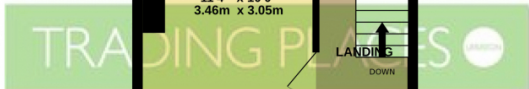
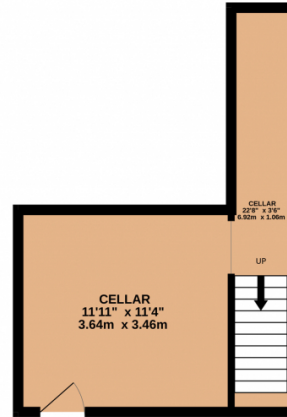
GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



BASEMENT
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq.ft. (108.0 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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