



 **3**
Bedrooms

 **2**
Bathrooms



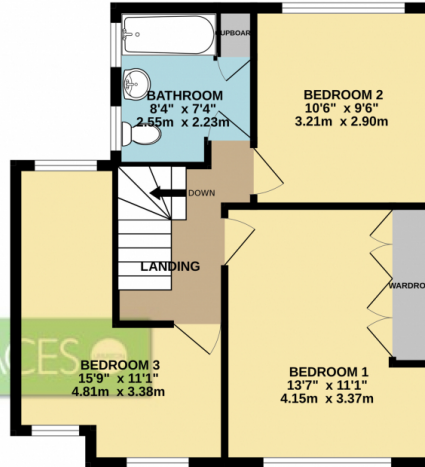


****IMPRESSIVE SPECIFICATION WITH A STUNNING OPEN PLAN BREAKFAST KITCHEN**** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this simply incredible, comprehensively refurbished and extended THREE BEDROOM/TWO BATHROOM semi-detached family home located on a highly desirable Urmston road. This delightful property would be ideal for any growing family providing bespoke accommodation offering spacious and flexible living accommodation finished in a contemporary style. In brief, this enviable property comprises; a warm and welcoming entrance hallway, home office/study, a well-proportioned front lounge, an stunning open plan kitchen/dining/family room with a breakfast bar and a comprehensive range of wall and base units with a host of integrated appliances. A useful utility room can be accessed via the kitchen alongside a useful three piece shower room can also be found on the ground floor level. To the first floor, a shaped landing provides entry into two double bedrooms, an extended third bedroom and a tiled three piece family bathroom. Externally, to the front of the property, a gravel garden and a paved driveway provides off road parking. To the rear, an enclosed rear garden can be found with a paved patio ideal for a table and chairs and leads onto a lawned garden with timber fenced boundaries. A summerhouse benefits from power and lighting, perfect for a home office. This property is conveniently situated within easy reach of Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network and Humphrey Park train station.

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.9 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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