



 3

Bedrooms

 1

Bathroom

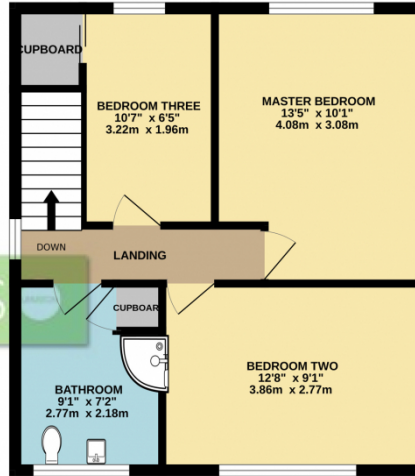
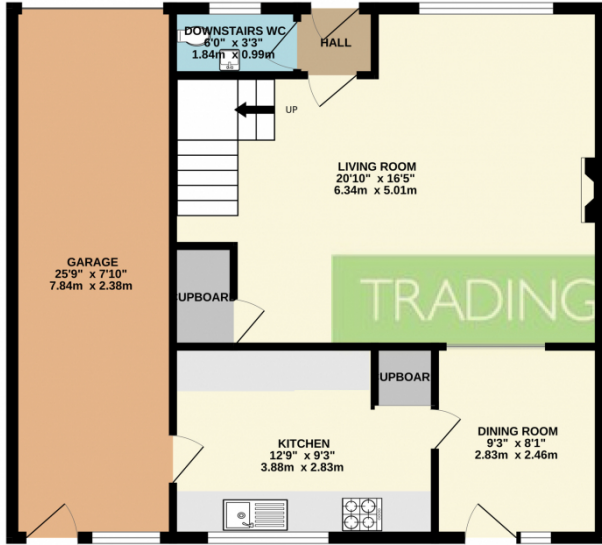




TRADING PLACES ESTATE AGENTS are pleased to offer for sale this THREE BEDROOM LINK DETACHED family home situated on a quiet cul-de-sac, just off Stretford Road in Urmston. Built in 1968, this well proportioned family home briefly comprises; a welcoming entrance hallway, a 17ft spacious living room, a good sized dining room with door out to the rear garden, a fitted kitchen, a useful downstairs WC. To the first floor level, a shaped landing provides entry into THREE good sized bedrooms alongside a three piece shower room. Externally, a driveway provides off road parking and leads up to an attached 8M integral garage with electric up and over door. To the rear, there is a secluded, mainly flagged garden with a timber shed. Auburn Drive is situated with close proximity to both Urmston and Stretford town centre's and provides easy access to the M60 motorway, train stations and a range of highly regarded local schools.

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Auburn Drive, Urmston, M41

