



 **3**
Bedrooms

 **1**
Bathroom





TRADING PLACES are pleased to have available this three bedroom corner positioned semi-detached property which benefits from UPVC double glazed windows and gas central heating. The accommodation comprises of entrance porch, entrance hall, lounge, dining room and fitted kitchen, whilst to the first floor there are three bedrooms a bathroom and a seperate WC. Outside: Gardens to front, side and rear. Driveway and a detached garage. The property is situated in a much sought after location of Urmston with just a short walk into either Stretford or Urmston.

Entrance porch

Entrance hall

Staircase to first floor.

Dining room *2.93m x 3.14m*

UPVC double glazed window to side elevation. Understairs cupboard. Radiator.

Lounge *3.27m x 3.14m*

UPVC double glazed bay window to front elevation. UPVC double glazed patio doors to rear. Radiator. Gas fire. Television aerial point.

Kitchen *3.27m x 3.14m*

Fitted with a range of wall and base units incorporating a 1 1/2 bowl single drainer sink unit with mixer tap. Gas cooker point. Plumbed for automatic washing machine. Radiator. UPVC double glazed door to side elevation.

Landing

Bedroom one *3.78m x 2.72m to fitted wardrobes*

UPVC double glazed bay window to front elevation. Fitted wardrobes. Radiator.

Bedroom two *2.86m x 2.87m*

UPVC double glazed window to rear elevation. Fitted wardrobes. Television aerial point.

Bedroom three *2.16m x 2.5m*

UPVC double glazed corner window to front elevation. Built in wardrobe. Radiator.

Bathroom

Fitted panel bath with shower over and a pedestal wash hand basin. Part tiled walls. Airing cupboard. UPVC double glazed window to rear elevation.

Seperate WC

UPVC double glazed window to side elevation. Low level WC.

Outside

Drive to side leading to detached garage. Garden to front, side and rear elevations with patio area and is privately enclosed.

