

TRADING PLACES ●

Offers over £300,000
Hartland Avenue, Urmston, M41



 **3**
Bedrooms

 **1**
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
lee@tradingplacesurmston.co.uk

01617470022



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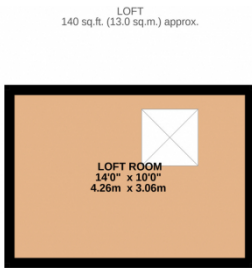
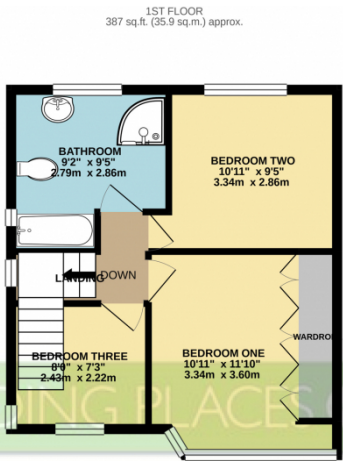
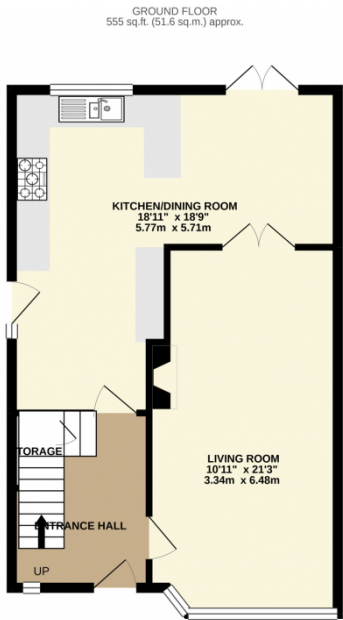
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A well presented and substantially EXTENDED THREE BEDROOM semi detached property located on a quiet cul-de-sac location in Urmston. This property benefits from double glazing and gas central heating and the tastefully decorated accommodation briefly comprises; Entrance hallway, extended breakfast kitchen with a dining area and a spacious living room whilst to the first floor there are THREE BEDROOMS and a luxury bathroom. The loft has also been converted and can be accessed via pull down ladder to provide a useful additional room. Externally the property offers a paved enclosed rear garden with a raised decked seating area and a detached garage with power and lighting whilst to the front of the property a gated driveway provides excellent off road parking facilities.



TOTAL FLOOR AREA : 1082 sq.ft. (100.6 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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