



 3  
Bedrooms

 1  
Bathroom





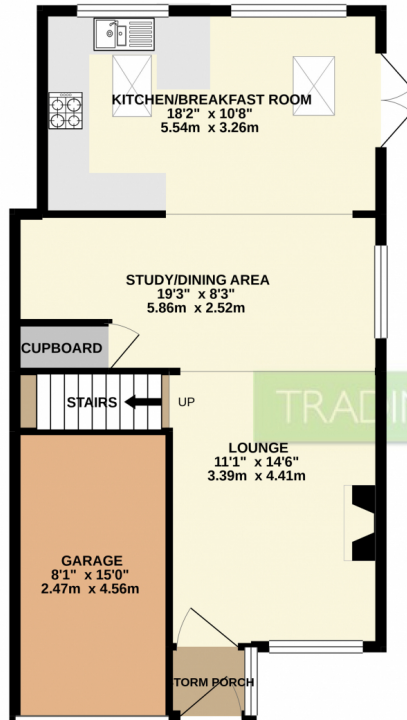




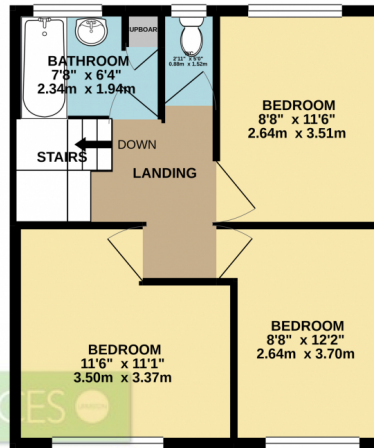


TRADING PLACES ESTATE AGENTS are pleased to offer for sale this exceptionally well presented and significantly extended THREE bedroom town house situated on a good sized corner plot. Arranged over two floors, the highly desirable property briefly comprises; welcoming entrance porch, a spacious 14ft living room with woodburner and an impressive open plan study/dining room which opens into modern fitted breakfast kitchen. The kitchen itself comes complete with wall and base units with a breakfast bar and seating area. To the first floor landing provides entry into three bedrooms and a contemporary bathroom with a separate wc. Externally to the front of this family home, excellent off road parking facilities can be found in the form of a driveway which leads up to an attached garage. The secluded side and rear garden benefits from a patio area with a raised, mainly lawned area beyond. Situated in an excellent location, convenient for a range of amenities such as Urmston town centre and Trafford General Hospital.

GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 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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