



 3
Bedrooms

 1
Bathroom





**** SOUGHT AFTER LOCATION WITH A SOUTH FACING PRIVATE REAR GARDEN **** - Trading Places Estate Agents are delighted to offer the RARE opportunity to purchase this NO CHAIN much improved and extended three bedroom family home situated on this popular, tree lined road. The property also offers huge scope for further extensions subject to local planning permission. Within walking distance to Urmston town centre and to Trafford General Hospital. In brief the accommodation comprises; entrance porch, hallway, bay fronted dining room, 20ft living room with oak wood flooring, fitted kitchen with integral appliances and granite work surfaces. To the first floor there are three well proportioned bedrooms and a three piece shower room. Externally the property provides a generous stone paved driveway to the front and side, a front garden whilst to the rear there is PRIVATE garden laid to lawn that is not overlooked with the added benefit of a single garage with electric up and over door also with an outside wc. This well located family home is within convenient reach to Urmston town centre, Trafford Hospital, local schools and amenities. Viewings come highly recommended.

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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