



 **3**
Bedrooms

 **1**
Bathroom



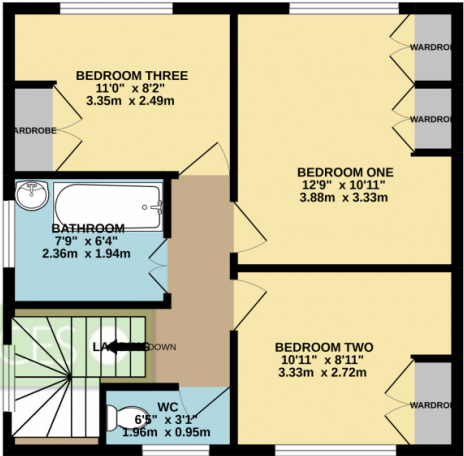


LARGE SOUTH FACING GARDEN - **NO ONWARD CHAIN** - TRADING PLACES ESTATE AGENTS** are pleased to offer for sale this well presented, **THREE DOUBLE BEDROOM** semi detached family residence situated on one of Urmston's premier tree lined roads. Positioned on a larger than average plot and not overlooked to the rear, in brief, the deceptively spacious accommodation comprises; an impressive entrance hallway, a bay fronted lounge, a spacious dining room and a kitchen fitted with a range of wall and base units. To the first floor, a shaped landing provides entry into **THREE DOUBLE BEDROOMS**, a two piece bathroom and a separate WC. Externally to the front of the property, a substantial driveway provides off road parking and leads to a detached garage. The rear established garden is south facing with a sweeping lawn, mature trees and shrubs, alongside a paved patio area ideal for a table and chairs during those summer months. This superb residence is well maintained offering a unique, light and upgraded accommodation situated in an enviable location. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, restaurants and Trafford General Hospital. For commuters, the property positioned is within close proximity to the motorway network. A great family home in a prestigious location. Viewings are essential to appreciate the further potential on offer.

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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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