



 3

Bedrooms

 1

Bathroom

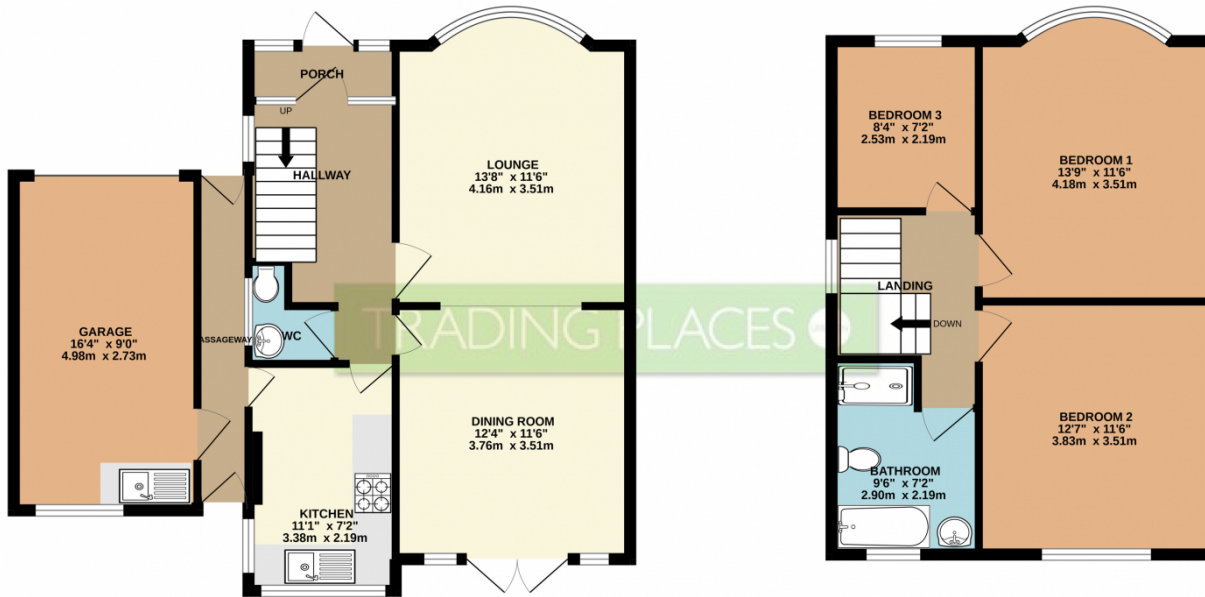




****LARGE CORNER PLOT OVERLOOKING URMSTON CRICKET GROUND**** TRADING PLACES are delighted to offer for sale this well appointed **THREE BEDROOM** semi detached family residence ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston Town Centre and train station. The tastefully decorated accommodation is arranged over two floors and briefly comprises; porch, a warm and welcoming entrance hallway, an attractive bay fronted lounge, a generously sized dining room with double glazed patio doors leading out to the rear garden. The kitchen itself comes complete with a range of wall and base units with contrasting worksurfaces. To the first floor, a shaped landing gives access into three well proportioned bedrooms and a contemporary four piece bathroom with a separate walk in shower area. Externally, to the front of this property, a driveway provides off road parking for multiple vehicles and leads up to a detached garage with lawned areas . To the rear, an enclosed garden can be found which is mainly laid to lawn with a shaped patio offering a suitable place for alfresco dining during those summer months. This property is offered for sale with no onward chain and an internal inspection is strongly recommended.

GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 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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