

TRADING PLACES

Offers over £500,000

Dovedale Avenue, Urmston, Manchester, M41 0QE



3

Bedrooms



1

Bathroom

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

01617470022

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****LARGE GARDEN PLOT ** NEEDS REFURBISHMENT AND COMPLETING**** A fantastic spacious three bedroom family residence positioned on one of Urmston's most desirable roads within a stone's throw of the village.

Dovedale Avenue is one of Urmston's most sought after locations perfectly positioned benefitting from a highly convenient setting seconds from Urmston town centre yet enjoying a more peaceful attractive tree-lined views.

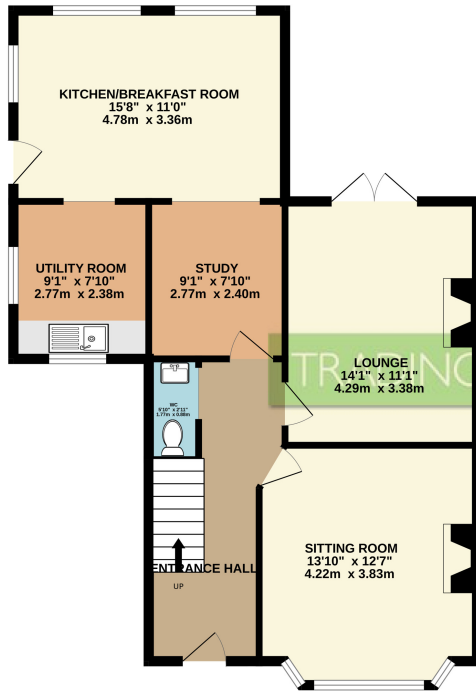
Urmston town centre has an excellent range of shops, general services and restaurants. There are excellent local schools in the area for children of all ages. For commuters the property is within five minute walking distance of Urmston train station and has excellent access to the motorway network.

This impressive three bedroom semi-detached family residence which has a large south facing plot and benefits from a tasteful and large extension to the ground floor. The property comprises to the ground floor of: Welcoming entrance hallway, staircase to the first floor, sitting room with bay window to the front, large lounge to the rear with French patio doors onto the rear garden. Study which further opens to a large family breakfast/kitchen area. Large separate utility room and downstairs wc. To the upper floor there are three very well proportioned bedrooms, family bathroom. Externally the property benefits from a very generous plot with driveway to front which provides ample off road parking. To the rear of the property there is a very large south facing garden with patio area, detached brick built double garage with carport, a large greenhouse and shed. Early viewing highly recommended to avoid disappointment.

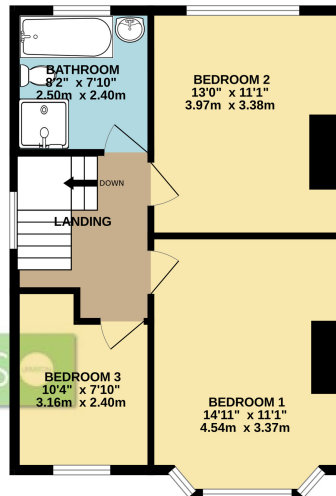
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GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 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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