



NORTH GROVE  
URMSTON

OFFERS OVER

£310,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 BAND B



VITALSPACE  
INDEPENDENT ESTATE AGENTS



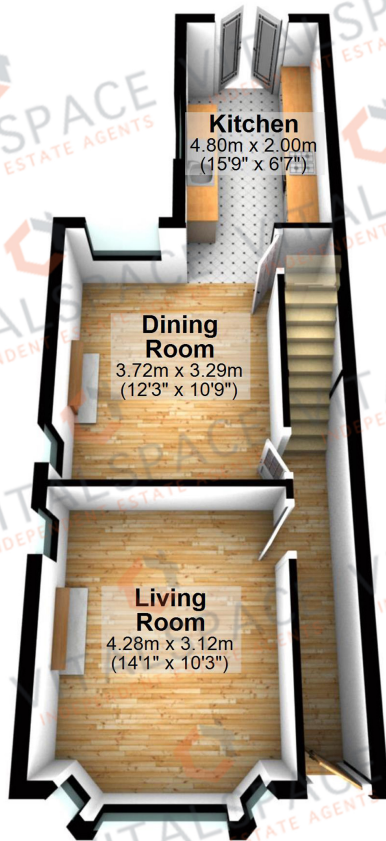
# North Grove, Urmston, M41 9DD

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS proudly present this generously proportioned TWO DOUBLE BEDROOM end terrace period home, tucked away on a peaceful cul-de-sac just off Church Road. Nestled in a sought-after residential area, this charming property offers the benefit of double glazing and gas central heating with tastefully presented accommodation which briefly comprises; a warm and welcoming hallway, a generously sized living room with a large bay window, a spacious dining room and a modern fitted kitchen with double doors leading out into the rear garden. The kitchen itself is fitted with a comprehensive range of wall and base units with contrasting worksurfaces. Moving upstairs, a beautifully shaped landing gives access into two well proportioned bedrooms and a contemporary three piece bathroom with a shower over bath combination. Externally, this property boasts an enclosed rear and side garden which is mainly laid to lawn providing ample space for outdoor dining during those summer months. Ideally situated in a prime location, this home is within walking distance to Urmston town centre which offers an array of shops, eateries, a wine bar, and much more. Urmston also benefits from excellent schools for all ages, as well as convenient public transport options such as bus routes, Urmston train station and easy access to major motorway links. To avoid missing out, we strongly recommend you contact VitalSpace Estate Agents to arrange an internal inspection and secure a viewing appointment.





## Ground Floor



## First Floor



## Features

- Two double bedrooms
- Gas central heating
- Enclosed rear garden
- Spacious accommodation
- End terrace property
- Two reception rooms
- uPVC double glazing
- Original period features
- Highly desirable location
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2009

When was the roof last replaced?

How old is the boiler and when was it last inspected? Gas central heating - serviced March 2023

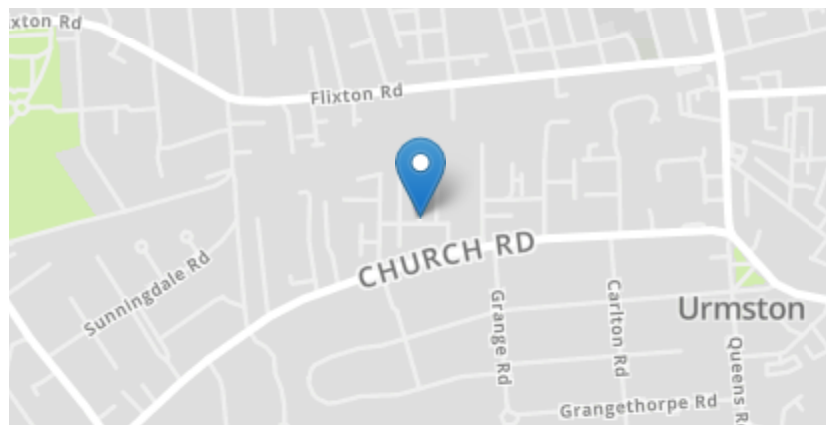
When was the property last rewired? Partially - new kitchen electrics 2017

Which way does the garden face? West facing garden

Are there any extensions and if so when were they built? Pre purchase

Reasons for sale of property? Child changing school

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



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