



HUMPHREY PARK
URMSTON

£315,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



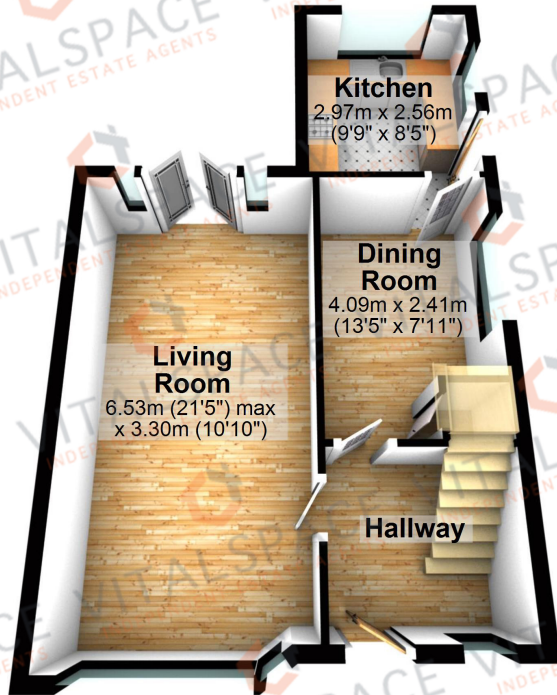
Humphrey Park, Urmston, M41 9NH

VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented THREE BEDROOM semi detached property located on the ever popular Humphrey Park in Urmston. This property benefits from uPVC double glazing and gas central heating and offers attractive accommodation arranged over two floors. In brief, this desirable property comprises; a warm and welcoming entrance hallway, a bay fronted 21ft living room with double doors leading into the rear garden, a good sized dining room and a kitchen fitted with a host of wall and base units. To the first floor there are three well proportioned bedrooms and a contemporary two piece shower room and a separate WC. Externally, to the front of the property, a paved driveway provides ample off road parking and leads up secure gates to the side. The rear garden itself is enclosed by timber fencing with well stocked flower beds and a large paved patio ideal for alfresco dining during those summer months. A timber summer house with power can also be found within the rear garden. Situated on a quiet Urmston road close to a range of amenities including shops, transport links, highly regarded schools and within five minutes walk to Humphrey Park Train Station. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.





Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- uPVC double glazing
- 21ft living room
- Driveway and garden
- Popular location
- Two reception rooms
- Modern shower room
- Viewing advised

Frequently Asked Questions

How long have you owned the property for? Since 2010

How old is the boiler and when was it last inspected? Gas central heating - serviced 2 years ago

Has the roof been replaced? Yes - early 2000

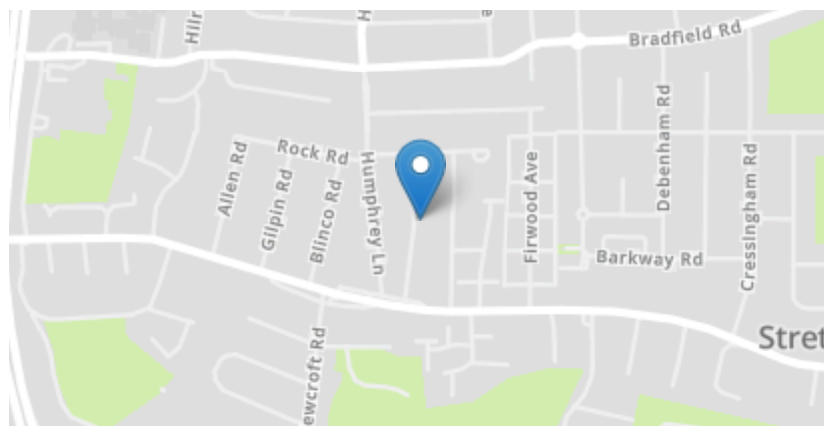
When was the property last rewired? No

Tenure: Leasehold - £5.00 per year ground rent

Are there any extensions and if so when were they built? Yes, pre purchase

Reasons for sale of property? Relocate

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



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