



AWARDED FOR  
MARKETING | SERVICE | RESULTS



AUBURN DRIVE  
URMSTON

£325,000

 3 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- E



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



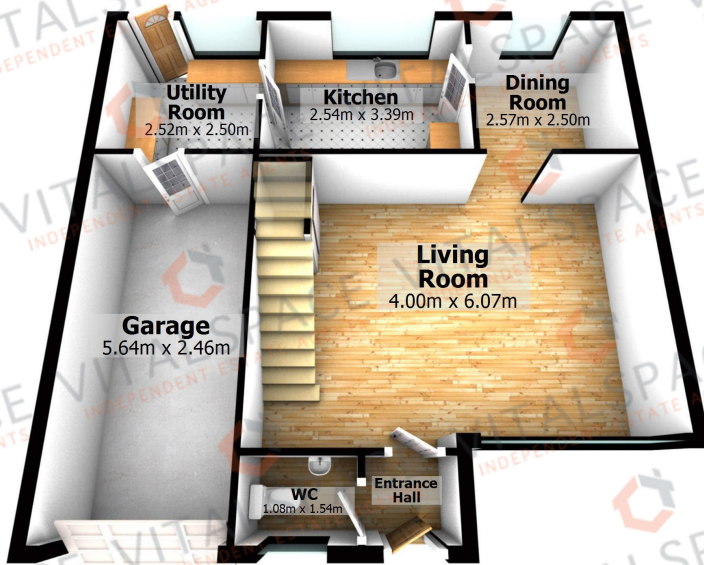
## Auburn Drive, Urmston, M41 9LF

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer this deceptively spacious, THREE BEDROOM link detached property located on a quiet Urmston cul-de-sac just off Stretford Road. Built in 1968, this well proportioned family home briefly comprises; a welcoming entrance hallway, a 17ft spacious living room, a good sized dining room, a contemporary fitted kitchen, a useful downstairs WC and a generously sized utility room with access into an integral garage. To the first floor level, a shaped landing provides entry into THREE good sized bedrooms alongside a three piece bathroom. Externally, a driveway provides off road parking and leads up to an attached integral garage. To the rear, there is a secluded, mainly lawned garden with a selection of shrubs and a paved area ideal for alfresco dining during those summer months. Auburn Drive is situated with close proximity to both Urmston and Stretford town centre's and provides easy access to the M60 motorway, train stations and a range of highly regarded local schools. Likewise this family home is ideally positioned to enjoy the ever growing selection of amenities including local shops, bars and restaurants. Contact VitalSpace Estate Agents for further information





## Ground Floor



## First Floor



## Features

- Three bedrooms
- Link detached property
- No onward chain
- uPVC double glazing
- Quiet cul-de-sac
- Integral garage and gardens
- Downstairs WC
- Gas central heating
- Ideal family home
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 20+ years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating

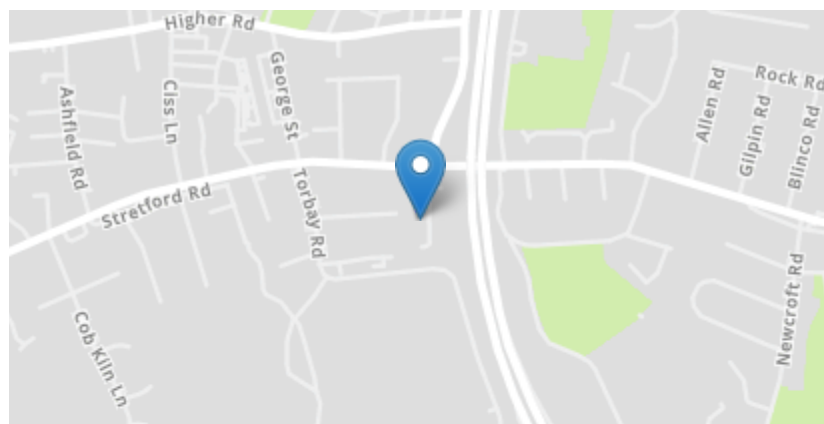
When was the property last rewired? Not during ownership

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Sale of inherited property

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.