



CORNHILL ROAD
URMSTON

OFFERS OVER

£415,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 BAND D



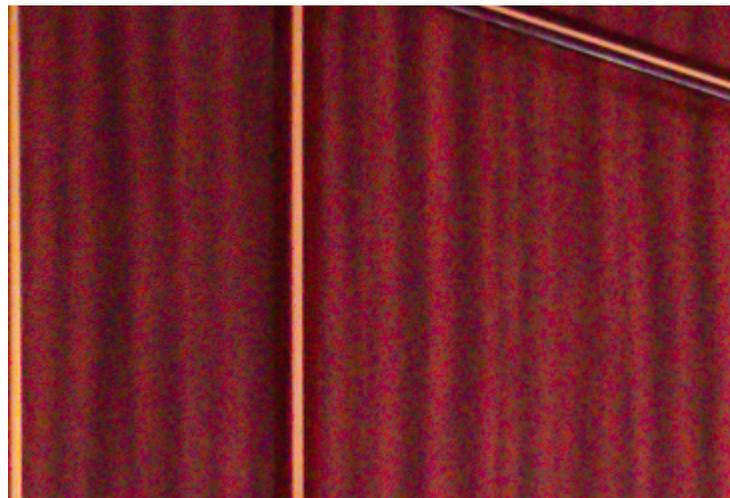
VITALSPACE
INDEPENDENT ESTATE AGENTS

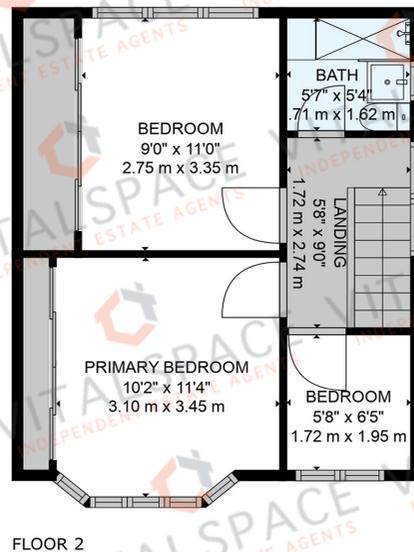
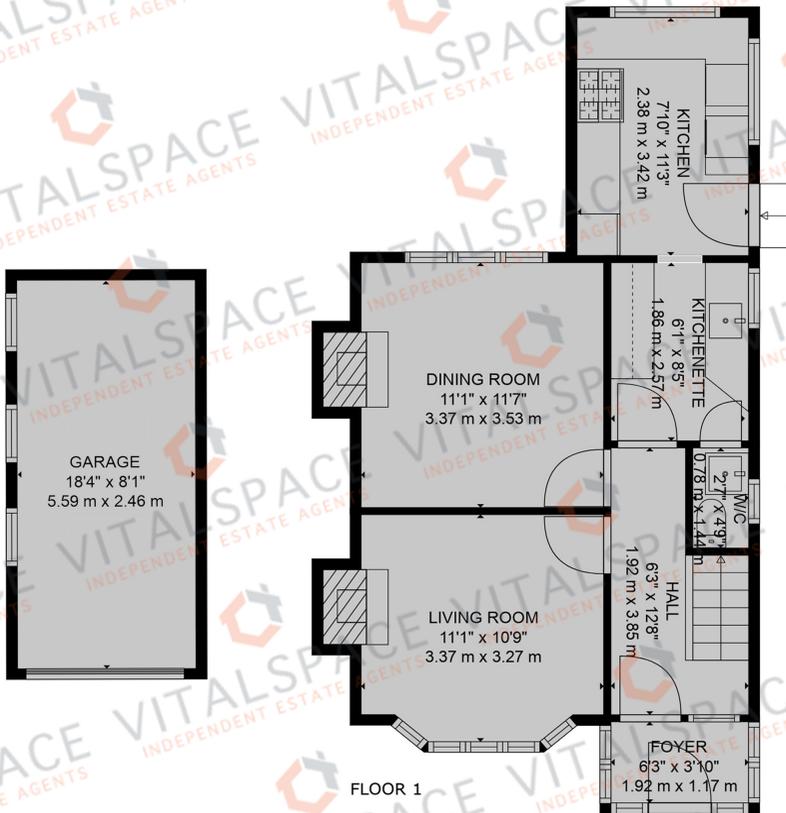


Cornhill Road, Urmston, M41 5TJ

****VIDEO TOUR** - **NO ONWARD CHAIN** - VITALSPACE ESTATE AGENTS** are proud to offer for sale this much loved THREE BEDROOM extended detached family residence situated on the always popular Cornhill Road in Urmston. Positioned on a generously sized corner plot, this delightful property would be ideal for any growing family providing spacious accommodation arranged over two floors. In brief the comprises of an uPVC entrance porch, a warm and welcoming hallway, a bay fronted living room, a well proportioned dining room and an extended 19ft kitchen. A convenient located downstairs WC completes the ground floor accommodation. To the first floor level, a shaped landing gives entry into three well proportioned bedrooms alongside a three piece tiled shower room. Externally, this property is set back off Cornhill Road, situated on a good sized corner plot with pleasant gardens to both the front, side and rear. The gated and fenced front garden comes complete with a host of mature plants and shrubs with a pathway leading up to the property itself. To the rear and side, a paved patio and shaped lawned garden provides an excellent space for alfresco dining during those summer months. driveway providing ample off road parking. The driveway continues to the side leading to the detached garage at the rear. A gated driveway can be found via Leamington Road providing off road parking leading up to a detached garage. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Urmston Grammar School. For commuters, this property is positioned with minutes drive the motorway network.







Features

- Three bedrooms
- Detached property
- Large corner plot
- uPVC double glazing
- Gas central heating
- No onward chain
- Highly desirable location
- Garage and driveway
- Downstairs WC
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 36 years

When was the roof last replaced? Unknown

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

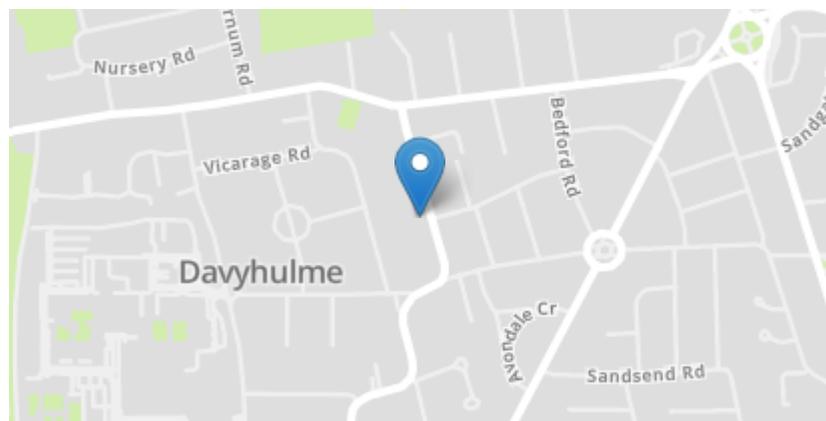
When was the property last rewired? Kitchen and bathroom

Which way does the garden face? East facing rear garden / South Facing side

Tenure: Freehold

Reasons for sale of property? Moving in with family

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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