



AWARDED FOR  
MARKETING | SERVICE | RESULTS



VICTORIA ROAD  
URMSTON

£280,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 TAX BAND:- B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Victoria Road, Urmston, M41 5BY

**\*\*OPEN PLAN DINING KITCHEN\*\* - \*\*WALK INTO URMSTON\*\* -**  
VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, deceptively spacious THREE BEDROOM semi detached property situated just a short walk from Urmston town centre. This property offers attractive accommodation arranged over two floors and briefly comprises; a welcoming entrance hallway, a well proportioned bay fronted living room alongside an open plan dining kitchen complete with contrasting worksurfaces above with double doors opening out into the rear garden. To the first floor there are three equally sized well proportioned bedrooms and a modern fitted contemporary three piece bathroom. This property benefits from a gas central heating system and uPVC double glazing throughout. Externally there is off road parking to the front of the property whilst to the rear, an east facing enclosed low maintenance garden providing a perfect space for alfresco dining during those summer months. This property is situated in a convenient location within walking distance of Urmston town centre, schools, parks, transport links and local shops. Due to its excellent presentation and modern features we feel an internal inspection is highly recommended.





## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Desirable location
- uPVC double glazing
- Driveway parking
- Walk into Urmston
- Open plan dining kitchen
- Gas central heating
- Driveway and garden
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 15 Years

When was the roof last replaced? Unknown but last inspected Oct 2023

How old is the boiler and when was it last inspected? Combe Boiler Gas central heating - Last inspected June 2023

When was the property last rewired? Unknown

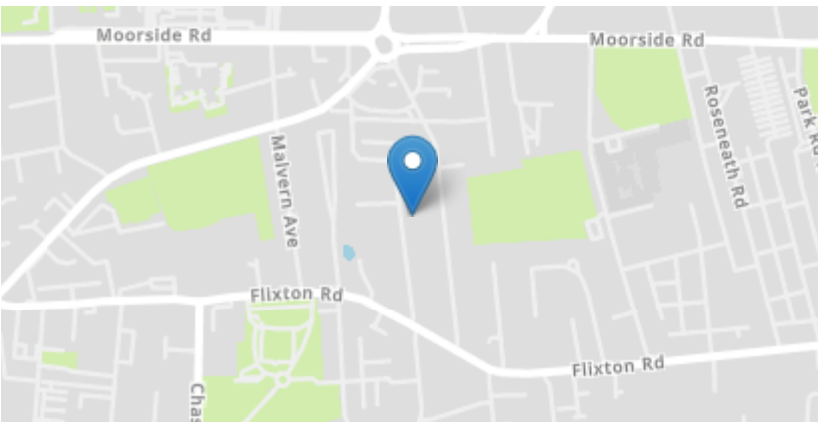
Which way does the garden face? East facing rear garden

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

Alterations: 2010 - shared driveway new paving/ 2014 - rear courtyard repaved.

Reasons for sale of property? Relocating to Bristol

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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