



CHURCH ROAD
URMSTON
OFFERS OVER
£525,000

-  4 BEDROOMS
-  3 BATHROOMS
-  2 RECEPTIONS
-  EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

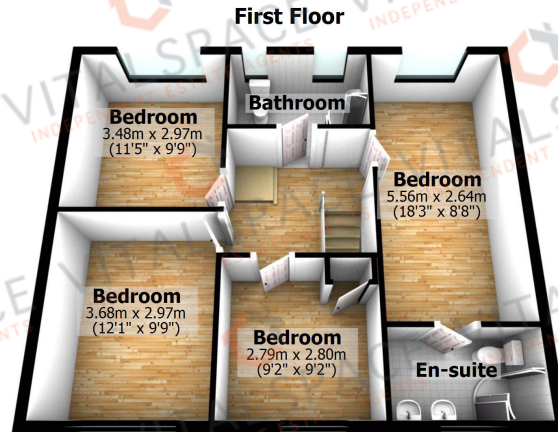
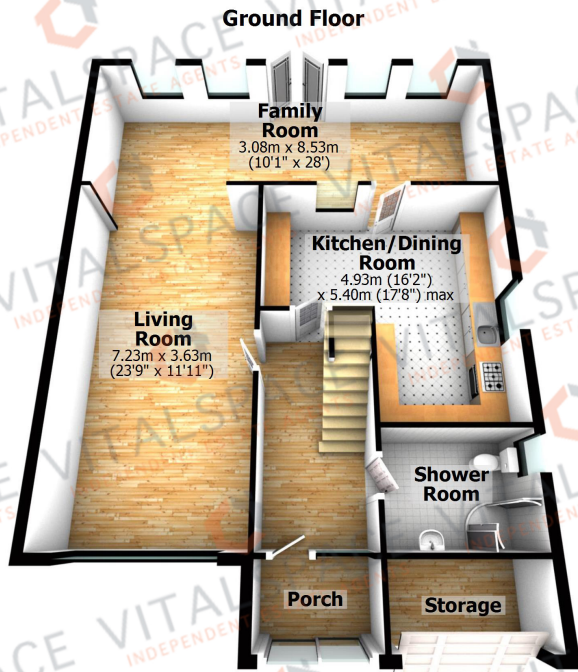


Church Road, Urmston, M41 6EA

****VIDEO TOUR** - **NO ONWARD CHAIN** - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this superb FOUR BEDROOM detached family home, located on the ever popular Church Road. This wonderful home boasts generous and versatile accommodation arranged over three floors and is sure not disappoint! Situated in a highly sought after area within walking distance to popular school and the bustling Urmston Town Centre. Having been lovingly upgraded by our clients in recent years, this impressive family home briefly comprises; Entrance porch opening into a warm and welcoming entrance hallway, a spacious 23ft living room with a feature fireplace which open into the stunning 28ft extended family room with an attractive glazed lantern roof allowing natural light to flood into the room. A contemporary high gloss breakfast kitchen comes complete with a range of wall and base units, integrated appliances and ample space for a table and chairs. A tiled shower room completes the ground floor accommodation. To the first floor, a shaped landing provides entry into four well proportioned bedrooms, three of which are generous doubles and a larger than average single. The master bedroom has the benefit of an en-suite shower room alongside a further family bathroom which serves the remaining bedrooms. There is a staircase leading to the partially converted loft with two generous storage rooms that are carpeted with sky lights. Externally, to the front of the property, a large gated, block paved drive can be found providing off road parking for multiple vehicles. The rear garden is a delightful outside space with a good sized lawned area and a paved patio, ideal for entertaining during those summer months. As mentioned, this property is situated in a prime location within walking distance to Urmston town centre with its array of shops, eateries, wine bars and more. Urmston itself boasts excellent schools for all ages and a range of public transport including bus routes, Urmston train station and motorways links. Contact VitalSpace Estate Agents to arrange an internal inspection. We strongly recommend arranging an appointment to avoid disappointment.







Features

- Detached Property
- Four Bedroom
- Driveway parking
- Secluded garden
- uPVC double glazing
- Gas central heating
- Highly convenient location
- No onward chain
- Arranged over three floors
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 2006

When was the roof last replaced? Not during ownership

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

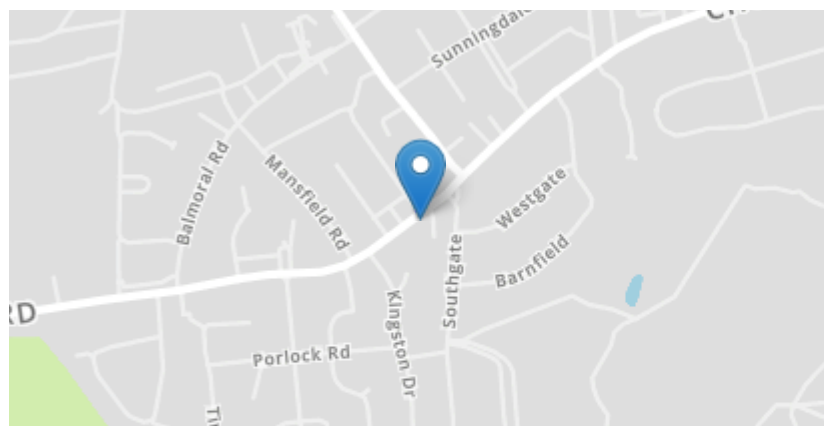
When was the property last rewired? Partly rewired

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Not during ownership

Reasons for sale of property? Relocating

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			
		59	72
England, Scotland & Wales		EU Directive 2002/91/EC	

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