



AWARDED FOR  
MARKETING | SERVICE | RESULTS



MOORSIDE ROAD  
URMSTON

£365,000

 3 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- E



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Moorside Road, Urmston, M41 5RJ

**\*\*VIDEO TOUR\*\* - \*\*DRIVEWAY AND GARDEN\*\* -**

VITALSPACE ESTATE AGENTS are pleased to offer for sale this charming and deceptively spacious extended period home located on the ever popular Moorside Road. Situated in an excellent location, convenient for a range of amenities such as Urmston town centre and Trafford General Hospital. In further detail this attractive period mid terrace property briefly comprises; a welcoming entrance hallway, a spacious living room with a feature log burning fire, a well proportioned dining room with double doors leading out into the rear courtyard and an modern fitted kitchen with a range of modern wall and base units with a useful utility room beyond. A versatile third reception room can also be found on the ground floor, ideal for use as a bedroom or sitting room serviced by a newly installed en-suite shower room. On the first floor, there are two double bedrooms, the master bedroom spans the entire width of the property whilst the second bedroom is still an impressive 14ft x 9ft and overlooks the rear garden. A contemporary four piece bathroom including a roll top bath and a separate shower cubicle can also be found on the first floor level. Externally to the front of the property, a driveway





## Features

- Two/Three bedrooms
- End period terrace
- Extended accommodation
- Immaculate condition
- uPVC sash windows
- Driveway parking
- Garden and courtyard
- Desirable location
- Four piece bathroom
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2020

Tenure: Freehold

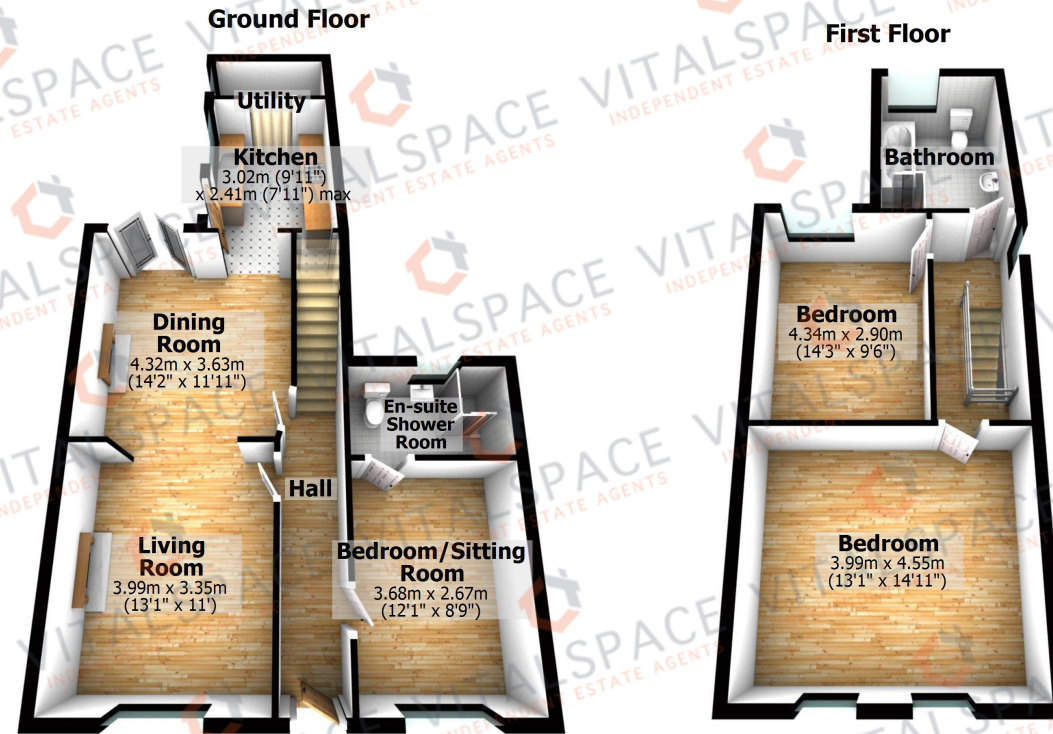
When was the property last rewired? Unknown

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Side extension in 2022

Reasons for sale of property? Relocate closer to 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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