



AWARDED FOR
MARKETING | SERVICE | RESULTS



CORNHILL ROAD
URMSTON

£425,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Cornhill Road, Urmston, M41 5TJ

****VIDEO TOUR** - **EXTENDED ACCOMMODATION**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale a well presented, significantly extended THREE BEDROOM SEMI DETACHED family home located on the ever popular Cornhill Road in Davyhulme. Situated in close proximity to several highly regarded schools, amenities and major transport links, this well proportioned property briefly comprises; a warm and welcoming entrance hallway, a well proportioned bay fronted sitting room and a generously sized living room with a feature fireplace which opens into a light and spacious conservatory overlooking the enclosed rear garden. Without doubt, one of the main attracting features of this home is the extended breakfast kitchen, fitted with a host of wall and base units and complimented by a central breakfast island with space for seating. A useful WC and utility room completes the ground floor accommodation. To the first floor, a shaped landing provides entry into THREE BEDROOMS and a larger than average modern four piece fitted bathroom suite. Externally the property benefits from ample driveway parking suitable for multiple vehicles. To the rear, a private lawned garden and a large paved patio create a perfect space for entertaining during those summer months. A detached brick built garage with an up and over garage door provides excellent dry storage space. Further benefits of this enhanced family home include uPVC double glazing and a recently fitted gas central heating boiler. An ideal family home in a convenient location. An internal inspection comes strongly advised.







Features

- Three Bedrooms
- Four piece bathroom
- Private rear garden
- Driveway and garage
- Utility and downstairs WC
- Semi detached property
- Extended accommodation
- Prominent location
- Open plan breakfast kitchen
- Viewings strongly advised

Frequently Asked Questions

How long have you owned the property for? 6 years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - new boiler in 2021

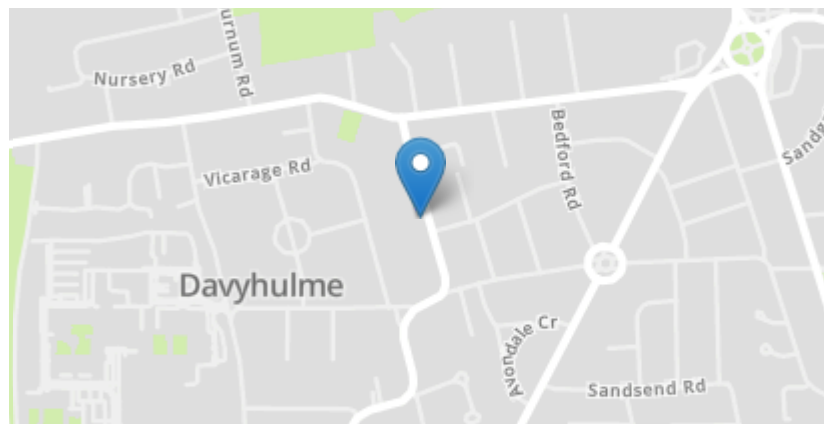
When was the property last rewired? Kitchen rewired

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Yes, side extension

Reasons for sale of property? Downsize

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		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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