



GROSVENOR ROAD
URMSTON

OFFERS OVER

£350,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



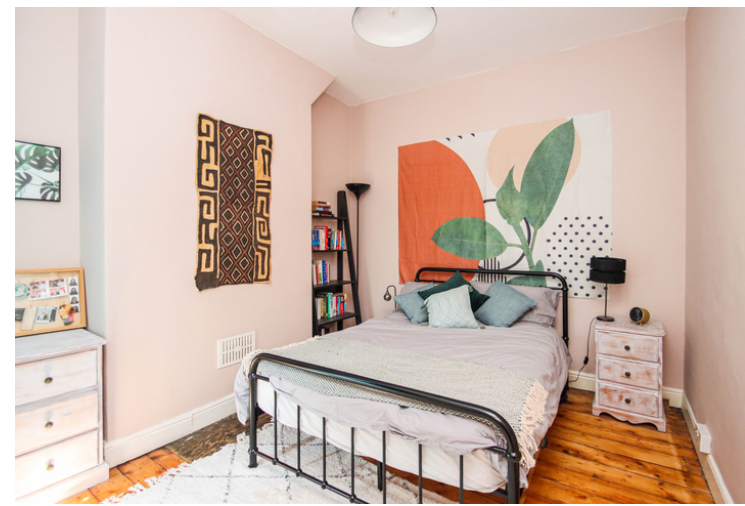
VITALSPACE
INDEPENDENT ESTATE AGENTS

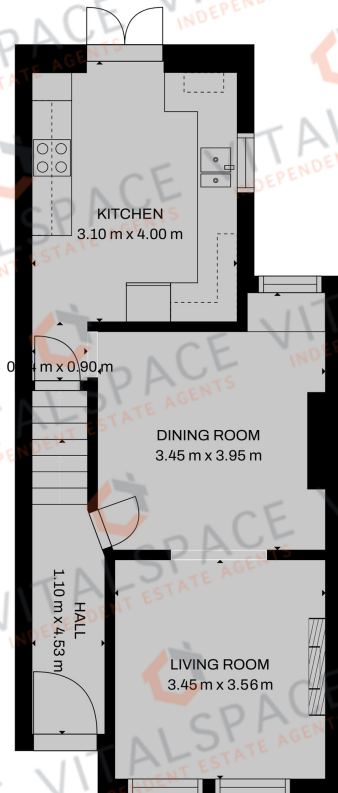


Grosvenor Road, Urmston, M41 5AG

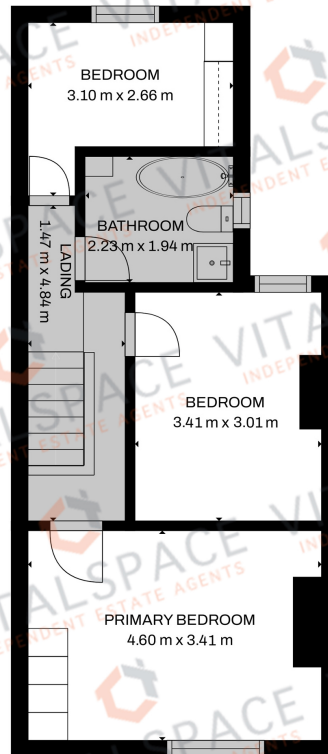
****VIDEO TOUR** - **CENTRAL URMSTON LOCATION** -**
VITALSPACE ESTATE AGENTS are pleased to offer for sale this spacious, immaculately presented period home located in the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. The tastefully decorated accommodation is arranged over three floors and briefly comprises; welcoming entrance hallway, attractive living room which opens into a good sized dining room with a contemporary kitchen beyond complete with a host of wall and base units and double doors opening out into the rear courtyard garden. To the first floor, a shaped landing provides entry into three bedroom and a luxury refitted tiled bathroom with a feature freestanding bath. Further benefits of this desirable period property include gas central heating and uPVC double glazing. Externally, to the front there is a walled garden can be found whilst to the rear, a south-westerly facing rear artificial lawned and walled courtyard provides a suitable space for alfresco dining during those summer months. An internal inspection is strongly recommended. Contact VitalSpace Estate Agents on for further information.







FLOOR 2



FLOOR 3

Features

- Three bedrooms
- Mid period terrace
- Central Urmston Location
- South West facing garden
- uPVC double glazing
- Gas central heating
- Contemporary bathroom
- Original character features
- Useful storage cellar
- Viewing advised

Frequently Asked Questions

How long have you owned the property for? Since 2019

When was the roof last replaced? Unknown

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

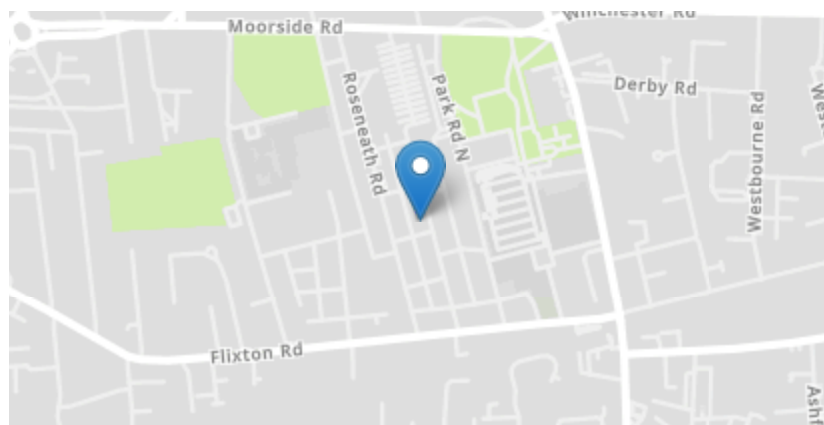
When was the property last rewired? Unknown - not during purchase

Which way does the garden face? South West rear garden

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

Reasons for sale of property? Upsize within Urmston

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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