



BROOK ROAD
URMSTON

£320,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS

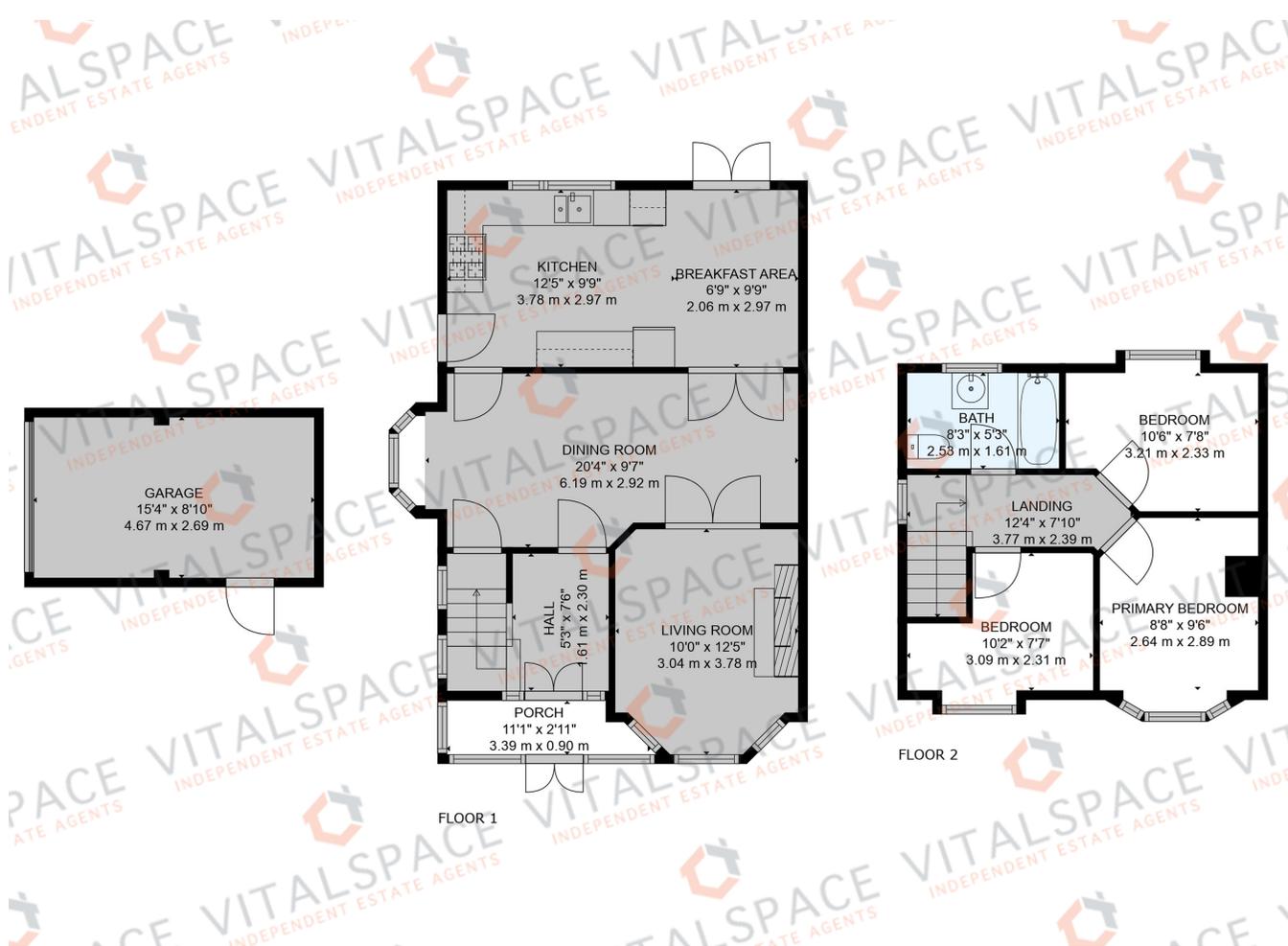


Brook Road, Urmston, M41 5RY

****VIDEO TOUR** - **LARGE CORNER PLOT** - VITALSPACE ESTATE AGENTS** are delighted to offer for sale this charming bay fronted **THREE BEDROOM** extended semi detached family home situated on a large corner plot on the always popular Brook Road. Arranged over two floors, the highly desirable property briefly comprises; a welcoming entrance hallway, a bay fronted living room, a generously sized dining room and an extended 19ft modern fitted breakfast kitchen. To the first floor level, a shaped landing provides entry into three good sized bedrooms and a tiled three piece bathroom with a shower over bath combination. Stepping outside, this home sits within a lovely South West facing landscaped corner plot with timber fenced boundaries enclosing a part paved, part lawned, part gravel garden. A driveway to the front of the property provides excellent off road parking facilities for several vehicles. To the rear, a second driveway and detached brick built garage can be accessed via Fern Avenue. Positioned on the corner of Brook Road and Fern Avenue, within a short stroll of local convenience shops and Trafford General Hospital. Local Bus links are minutes away and this property is just a short drive to the motorway network.







Features

- Three bedrooms
- Semi detached property
- Large corner plot
- Driveway parking
- Detached garage
- 19ft breakfast kitchen
- Popular location
- Gas central heating
- uPVC double glazing
- New Boiler Installed Aug 2024

Frequently Asked Questions

How long have you owned the property for? 6 years +

When was the roof last replaced? Detached garage roof re-felted in 2022

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

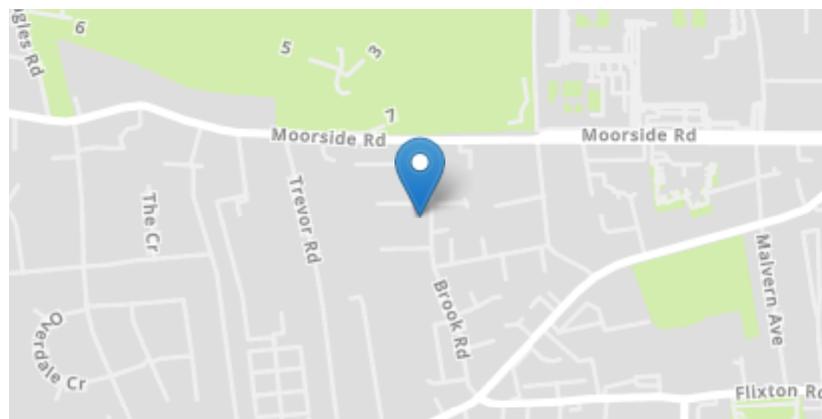
When was the property last rewired? Unknown

Which way does the garden face? South / West facing side and rear garden

Are there any extensions and if so when were they built? Yes, kitchen pre purchase

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and



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