



BRADFIELD ROAD
URMSTON

£320,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Bradfield Road, Urmston, M41 9PD

VITALSPACE ESTATE AGENTS are delighted to offer for sale this extended and beautifully presented property located on Bradfield Road in Urmston. The location is popular with families as it is ideally situated for a range of highly regarded schools, Humphrey Park train station, bus routes, amenities on Stretford road and only a short walk to The Meadows. In further detail, this tastefully decorated property comprises; a welcoming entrance hallway, a 28ft bay fronted living room and a generously sized extended dining kitchen. The dining kitchen itself is fitted with a comprehensive range of wall and base units with a rolled edged worktop over with ample space for a large table and chairs if required. To the first floor there are three well proportioned bedrooms and a four piece bathroom with a separate shower and bath. Externally, to the front of the property, off road parking is provided by a driveway which leads to the side of the property and up to a useful brick built detached garage. To the rear, a mainly lawned garden can be found with a selection of mature bushes and trees, ideal space for garden entertaining during those summer months. This property is ideally positioned for access into both Urmston and Stretford. An internal inspection comes





Ground Floor



First Floor



Features

- Three Bedrooms
- Semi detached home
- uPVC Double Glazing
- Spacious dining kitchen
- Extended accommodation
- Conveniently located
- 28 ft living room
- Perfect family home
- Driveway and garden
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 40 years

When was the roof last replaced? New roof in 2005

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

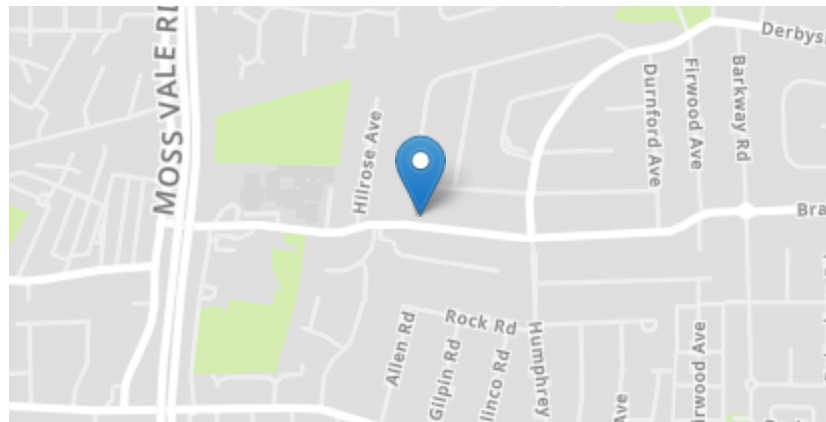
When was the property last rewired? Unknown

Which way does the garden face? Front - south facing

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

Reasons for sale of property? Relocate

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) | 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 | | | |
| | | 62 | 83 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.