



NEWCROFT CRESCENT URMSTON

OFFERS OVER

£350,000

 3 BEDROOMS

 1 BATHROOM

 4 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Newcroft Crescent, Urmston, M41 9NW

****NO ONWARD CHAIN** - **THREE BEDROOM DETACHED FAMILY HOME** - **SOUTH FACING REAR GARDEN** -**
VITALSPACE ESTATE AGENTS are pleased to offer for sale this EXTENDED THREE BEDROOM DETACHED property located on the always popular Newcroft Crescent in Urmston. In brief, this tastefully presented property comprises; porch, a warm and welcoming entrance hallway, a 21ft spacious living room, fully double glazed conservatory, a good sized dining room which opens into an fitted kitchen and second conservatory. A useful integral garage can also found to the ground floor level and accessed via the kitchen. To the first floor, a shaped landing provides entry into three well proportioned bedrooms, a two piece bathroom and a separate WC. Externally, to the front of the property, a driveway provides off road parking alongside a shaped lawned garden. To the rear an enclosed south facing lawned garden can be found. The location is ideal for walkers, there is a children's play park close-by, easy access to bus routes, Humphrey Park train station and local schools. Offered for sale with no onward chain, please contact VITALSPACE ESTATE AGENTS to arrange an internal inspection or for further information.

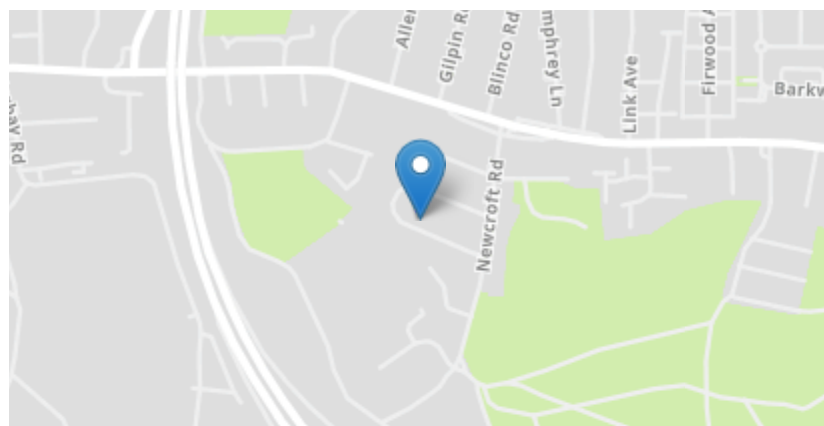




Features

- Three bedrooms
- Detached family home
- Quiet Urmston location
- South facing rear garden
- No onward chain
- Two uPVC conservatories
- Integral garage
- 21ft spacious living room
- Attractively priced
- Viewing recommended

Frequently Asked Questions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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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