



CHURCH ROAD  
URMSTON

£325,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

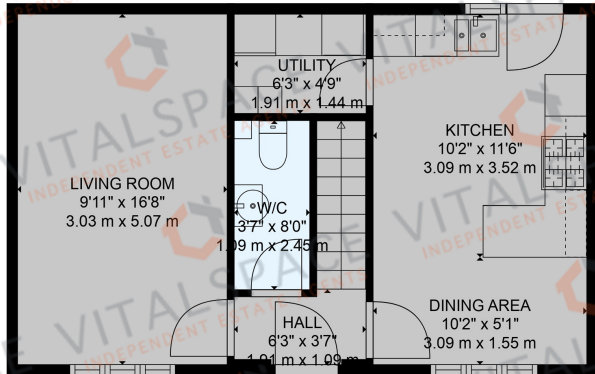


# Church Road, Urmston, M41 9DX

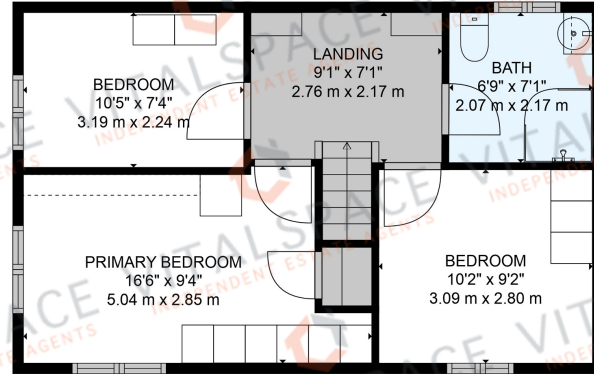
**\*\*VIDEO TOUR\*\* - \*\*MODERN FAMILY LIVING\*\* - VITALSPACE ESTATE**  
AGENTS are pleased to offer for sale this well presented, modern three bedroom double fronted end terrace property, perfectly situated on the always desirable Church Road in Urmston. Set back from the road and positioned on a generously sized corner plot, this property offers a blend of contemporary style and spacious living, ideal for those looking for comfort and convenience in a prime location. Upon entering this fantastic home, you'll be greeted by a beautifully presented interior that has been thoughtfully designed to provide ample living space with all the practicality required for modern day living. The property itself benefits from a generously sized 16ft living room alongside an impressive open plan dining kitchen complete with a host of wall and base units. A useful utility room and ground floor WC complete the ground floor accommodation. Stairs rise to the first floor level where three well proportioned bedrooms can be found and a contemporary three piece shower room. Externally, as mentioned, this property is positioned on a private corner plot and boasts two lawns with flower borders to the front and an enclosed lawned side garden with an Indian stone patio area offering a tranquil space to unwind or entertain guests. The well maintained gardens provide a lovely setting for enjoying the outdoors. To the rear, you'll find private residents' parking, ensuring convenience and peace of mind. This modern home on Church Road offers a rare combination of contemporary living, outdoor space, and a highly desirable location, making it an exceptional opportunity not to be missed.







FLOOR 1



FLOOR 2

## Features

- Three bedrooms
- Modern end terrace
- Private corner plot
- Highly desirable location
- Off road parking
- Open plan dining kitchen
- Utility and downstairs WC
- Private car parking
- Double fronted design
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 26 years ago

When was the roof last replaced? When built

How old is the boiler and when was it last inspected? Gas central heating - serviced March 2024

When was the property last rewired? No

Which way does the garden face? South facing rear garden

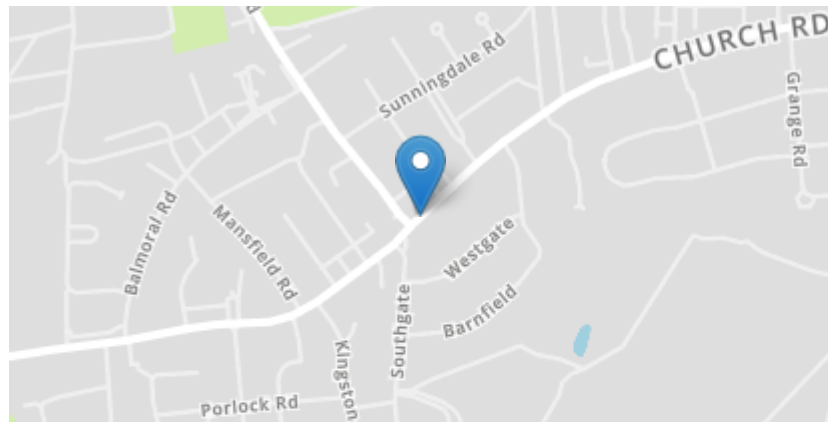
Are there any extensions and if so when were they built? N/A

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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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