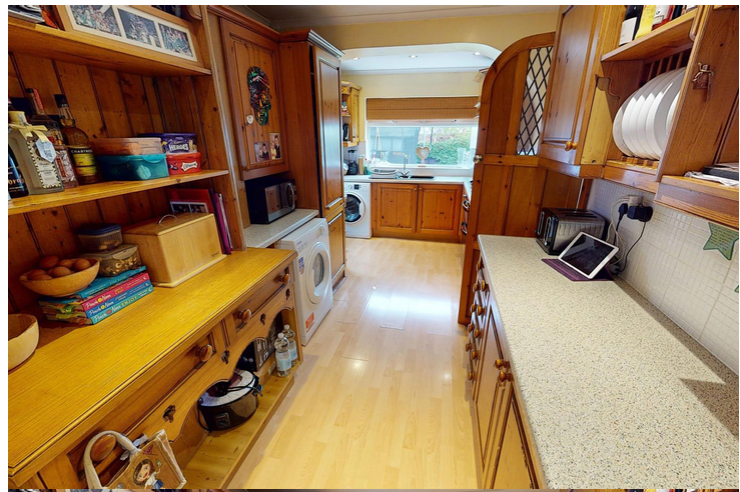




LINDALE AVENUE
URMSTON

OFFERS OVER
£375,000

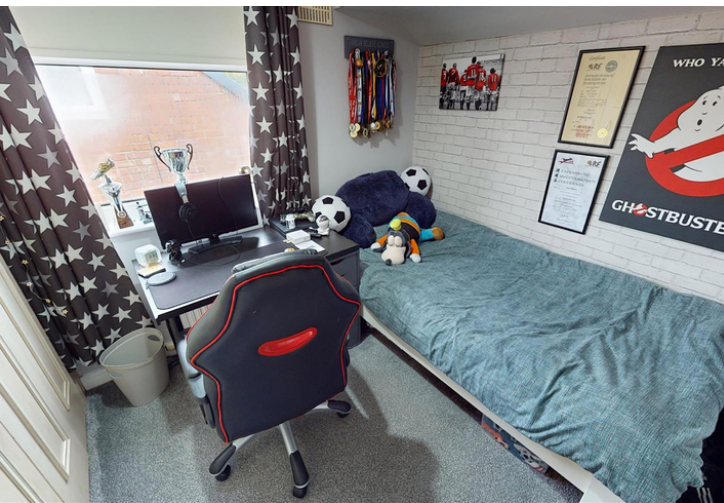
-  3 BEDROOMS
-  1 BATHROOM
-  3 RECEPTIONS
-  EPC GRADE:- D



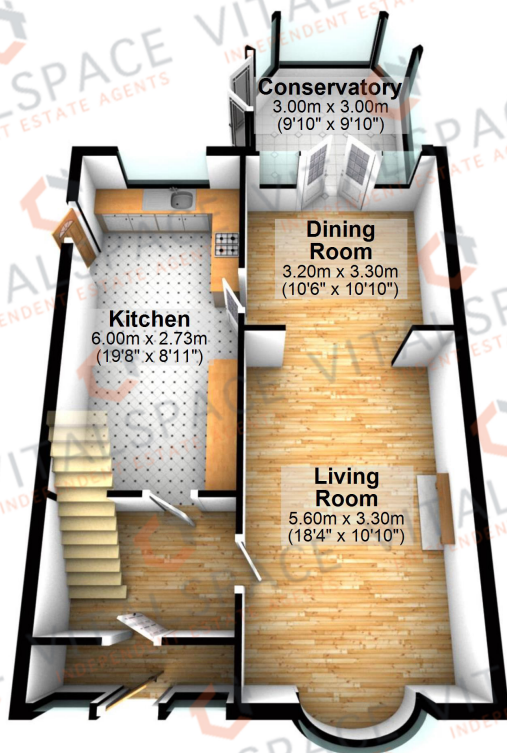
Lindale Avenue, Urmston, M41 5SB

**** QUIET RESIDENTIAL CUL-DE-SAC ** - **SOUTHERLY FACING REAR GARDEN** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well appointed THREE BEDROOM semi detached family residence situated on a peaceful Urmston cul de sac. In brief the accommodation comprises entrance porch, welcoming hallway, bay fronted living room, a spacious dining room and a 19ft kitchen. A uPVC conservatory can be accessed via the dining room and completes the ground floor accommodation. Stairs rise to the first floor level where a shaped landing provides entry into three well proportioned bedrooms and three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a printed concrete driveway providing ample off road parking. To the rear, which enjoys a southerly aspect, there is a paved patio area, gravelled area and lawned garden, all of which is fenced for privacy. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. For commuters, the property is positioned within close proximity to the motorway network. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.**

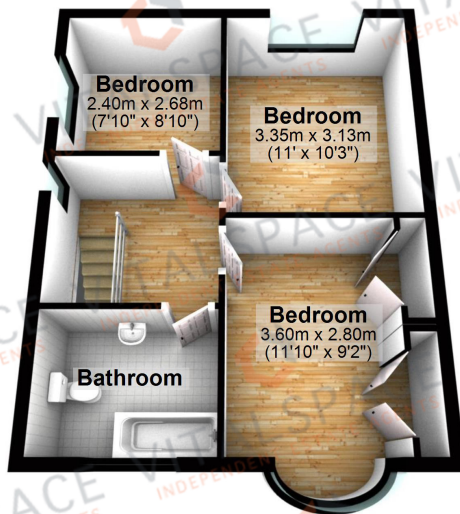




Ground Floor



First Floor



Features

- Three good sized bedrooms
- Extended Semi detached
- Quiet residential cul-de-sac
- Extended fitted kitchen
- uPVC conservatory
- South facing rear garden
- Large paved driveway
- Sought after location
- Ideal family home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 18 years

When was the roof last replaced? No

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

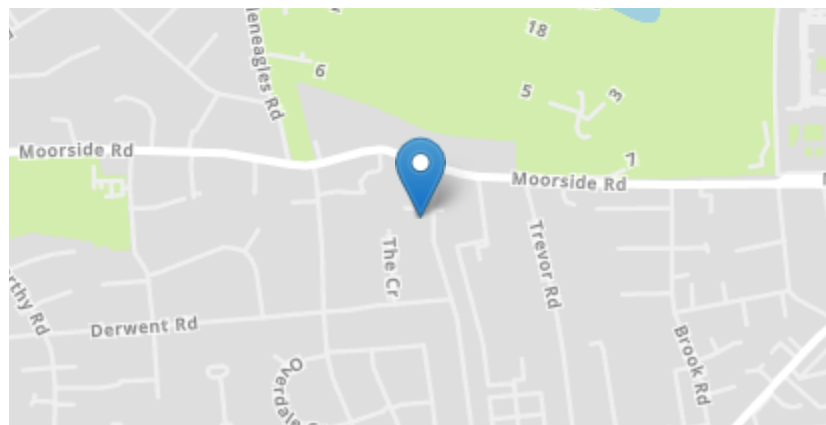
When was the property last rewired? Unknown

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? 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 complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.