



GREENFIELD AVENUE
URMSTON

£400,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



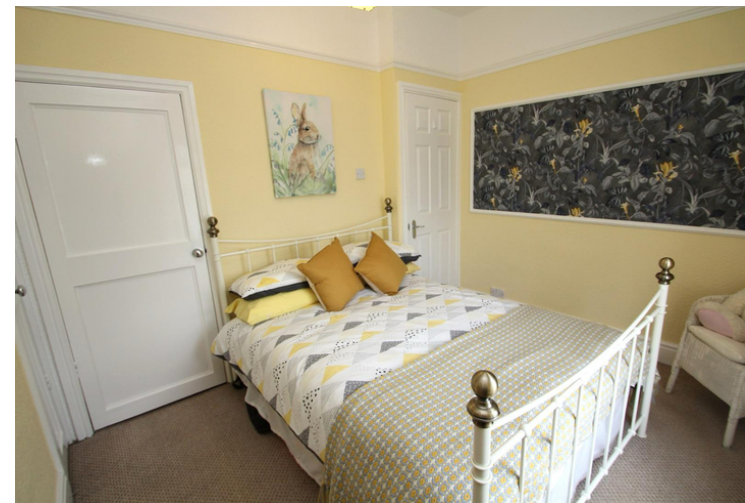
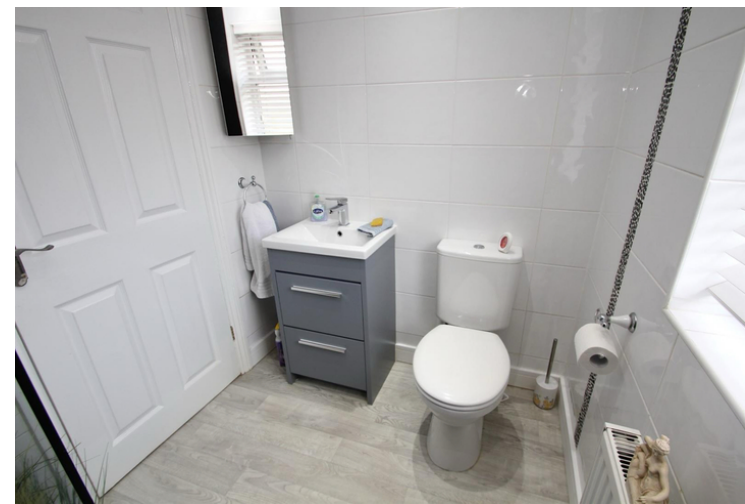
VITALSPACE
INDEPENDENT ESTATE AGENTS



Greenfield Avenue, Urmston, M41 0XN

****WALK INTO URMSTON** - **CONVERTED LOFT ROOM** -**
VITALSPACE ESTATE AGENTS are pleased to offer for sale this three bedroom extended semi detached property situated in the heart of Urmston town centre. In brief the accommodation comprises entrance vestibule, welcoming hallway, a generously sized living room, kitchen/dining room and an extended sitting room with double doors opening out into the rear garden. Stairs rise to the first floor level where a shaped landing provides entry into three well proportioned bedrooms alongside a three piece bathroom. A further staircase rises from the first floor landing into a converted loft room suitable for a variety of purposes. The property is warmed by gas central heating and uPVC double glazed. Externally to the front there is a pleasant walled garden and pathway to the front door. To the rear there is a patio area with mainly lawned garden beyond and benefits from not being overlooked. Located in the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. Contact VitalSpace Estate Agents for further information or to arrange an

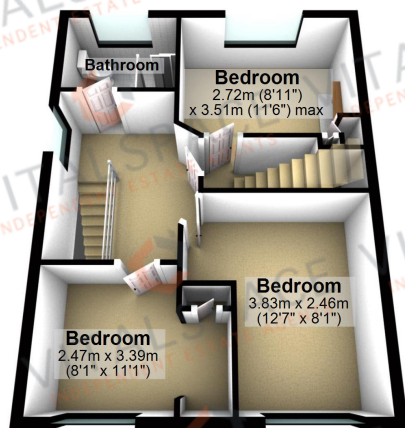




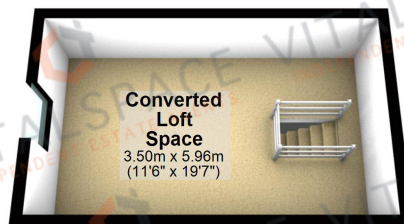
Ground Floor



First Floor



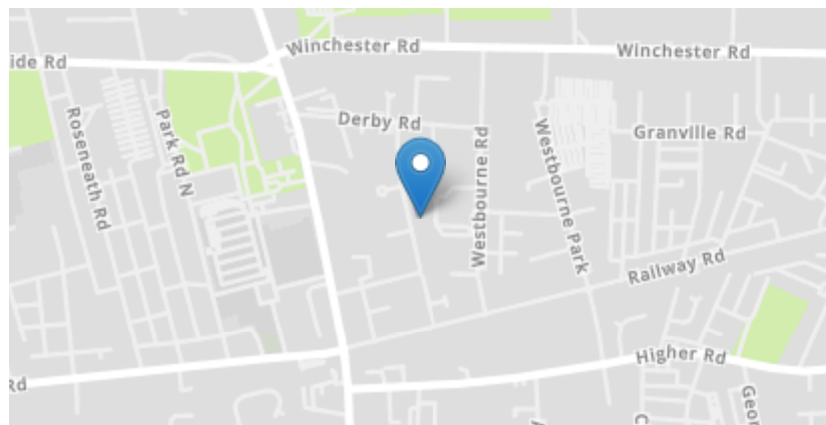
Second Floor



Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Converted loft room
- Walk into Urmston
- Three reception rooms
- Enclosed rear garden
- Gas central heating
- Arranged over three floors
- Viewing essential

Frequently Asked Questions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(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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