



LINDALE AVENUE  
URMSTON

OFFERS OVER  
**£360,000**

 3 BEDROOMS

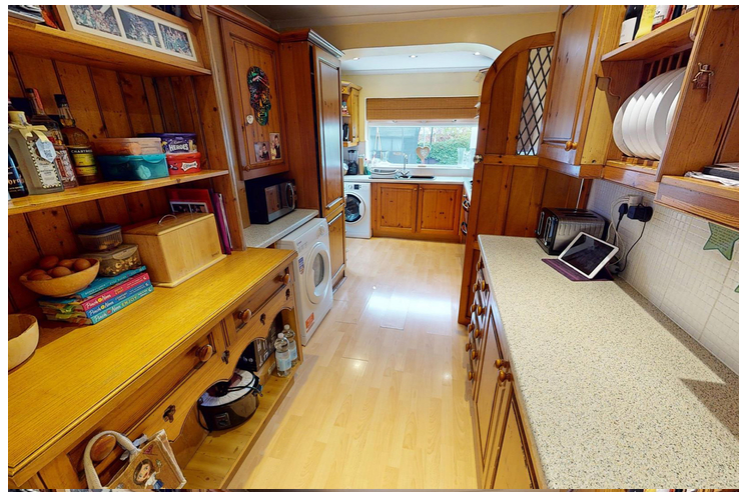
 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



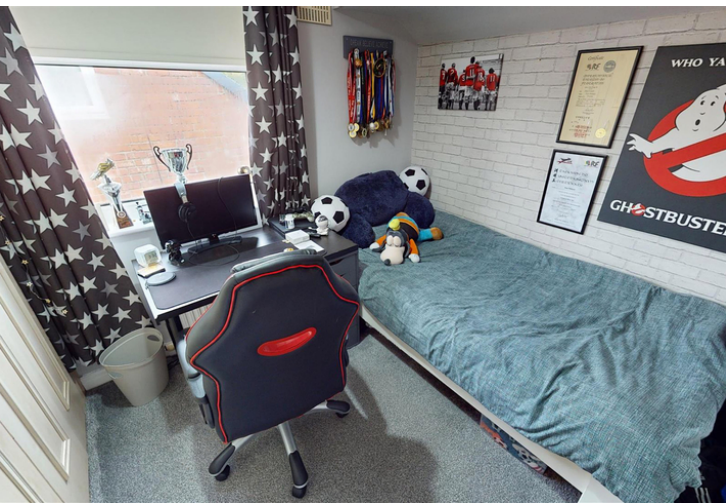
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



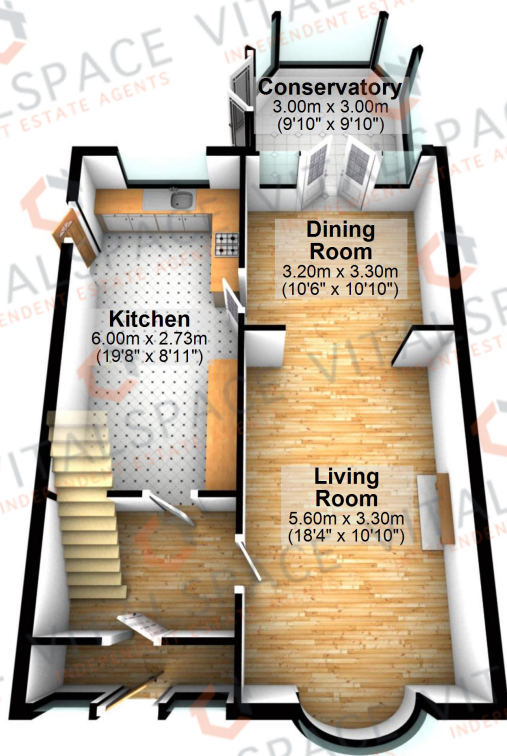
# Lindale Avenue, Urmston, M41 5SB

**\*\* 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

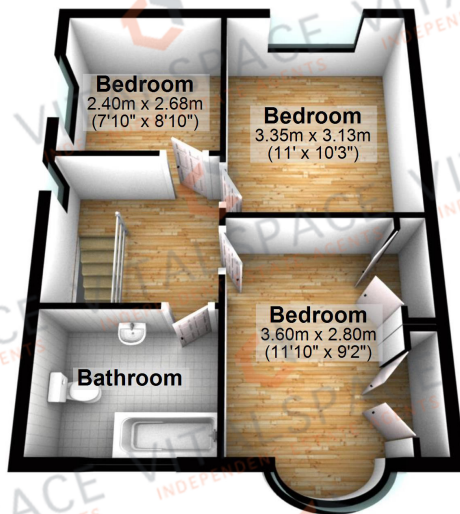




## Ground Floor



## First Floor



## Features

- Three 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

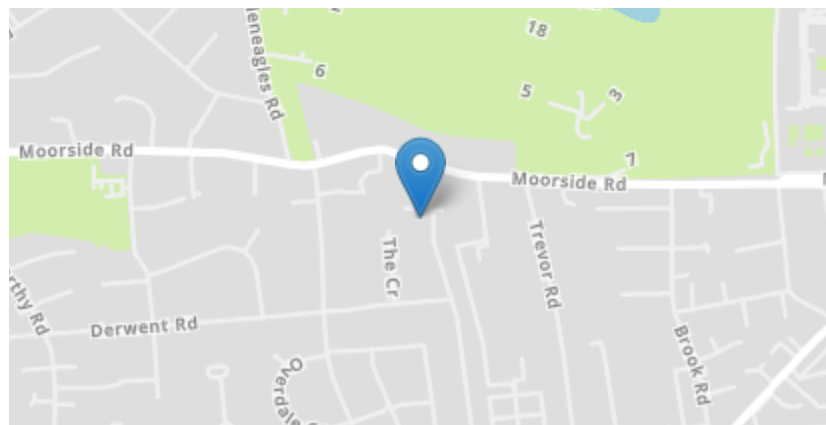
When was the property last rewired? Unknown

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	80
(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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