



WALMSLEY GROVE  
URMSTON

OFFERS OVER

£375,000

 3 BEDROOMS

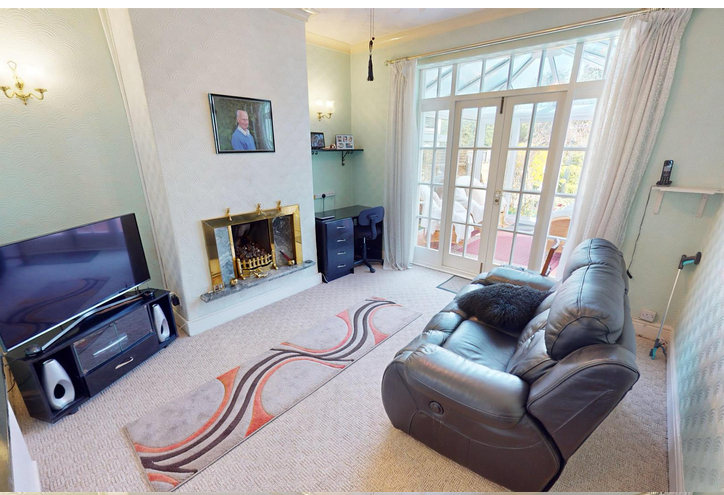
 1 BATHROOM

 4 RECEPTIONS

 EPC GRADE:- E

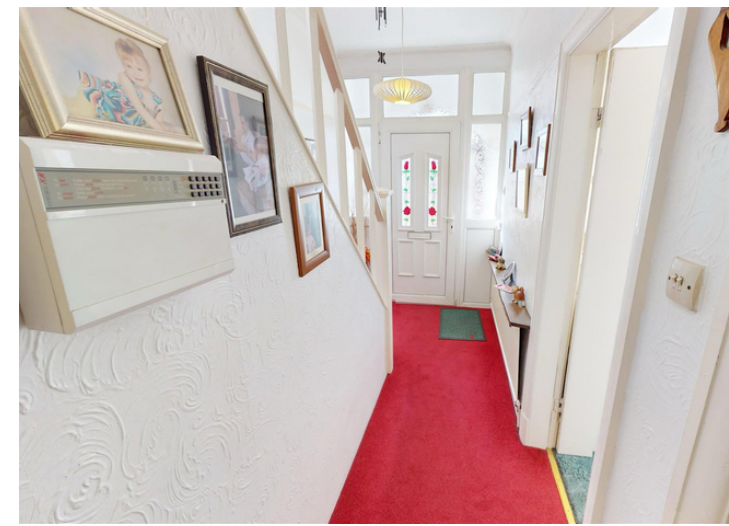


**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Walmsley Grove, Urmston, M41 9BT

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this much loved EXTENDED THREE BEDROOM semi detached family residence located on a quiet road. Ideally situated to enjoy the ever growing amenities of the area, transport links & the well regarded schools. In brief the accommodation comprises entrance vestibule, welcoming hallway, bay fronted lounge, sitting room, morning room, fitted kitchen, conservatory, downstairs WC. To the first floor, a shaped landing the three well proportioned bedrooms, three piece bathroom suite and a separate WC. The property is uPVC double glazed throughout & warmed by gas central heating. Externally to the front of the property there is a pleasant garden along with a driveway leading to the garage. The rear garden boasts an artificial lawned garden, patio area & mature beds. A perfect family home sense in every way and certainly not one to miss. This property is located just off Church Road, within walking distance of Urmston Town Centre and a range of local amenities including Chassen Park and Chassen Road train station. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





## Ground Floor



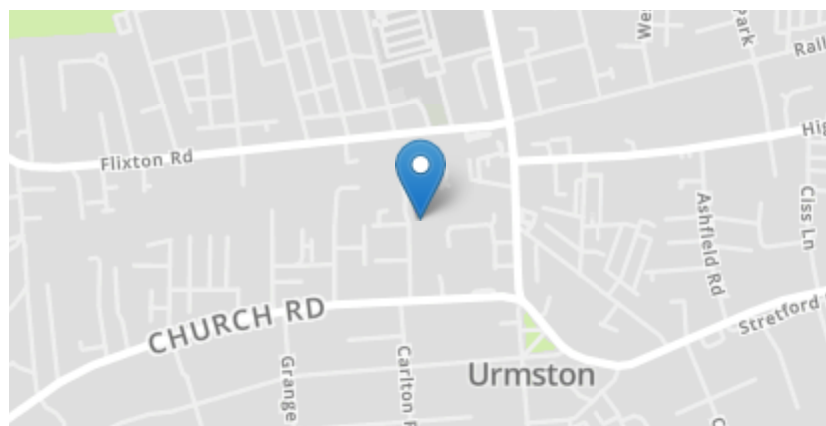
## First Floor



## Features

- Three bedrooms
- Semi detached home
- No onward chain
- Three reception rooms
- Driveway and garage
- Quiet Urmston road
- Downstairs WC
- Viewing essential

## Frequently Asked Questions



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>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
			70

England, Scotland & Wales

EU Directive 2002/91/EC

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