



HIGHER ROAD  
URMSTON

£270,000

 3 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



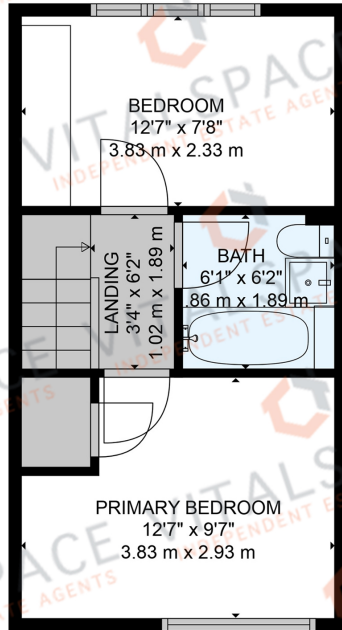
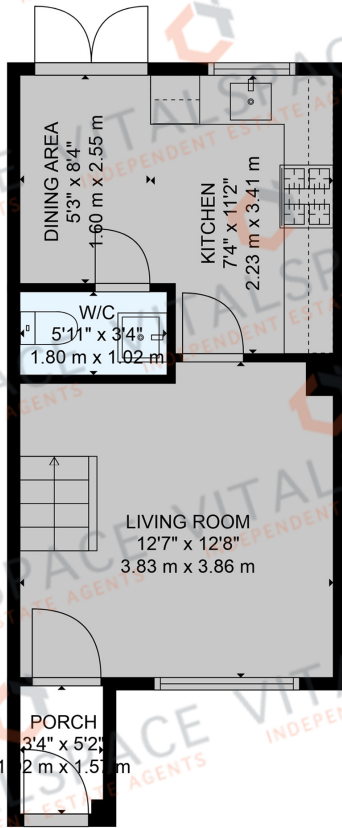
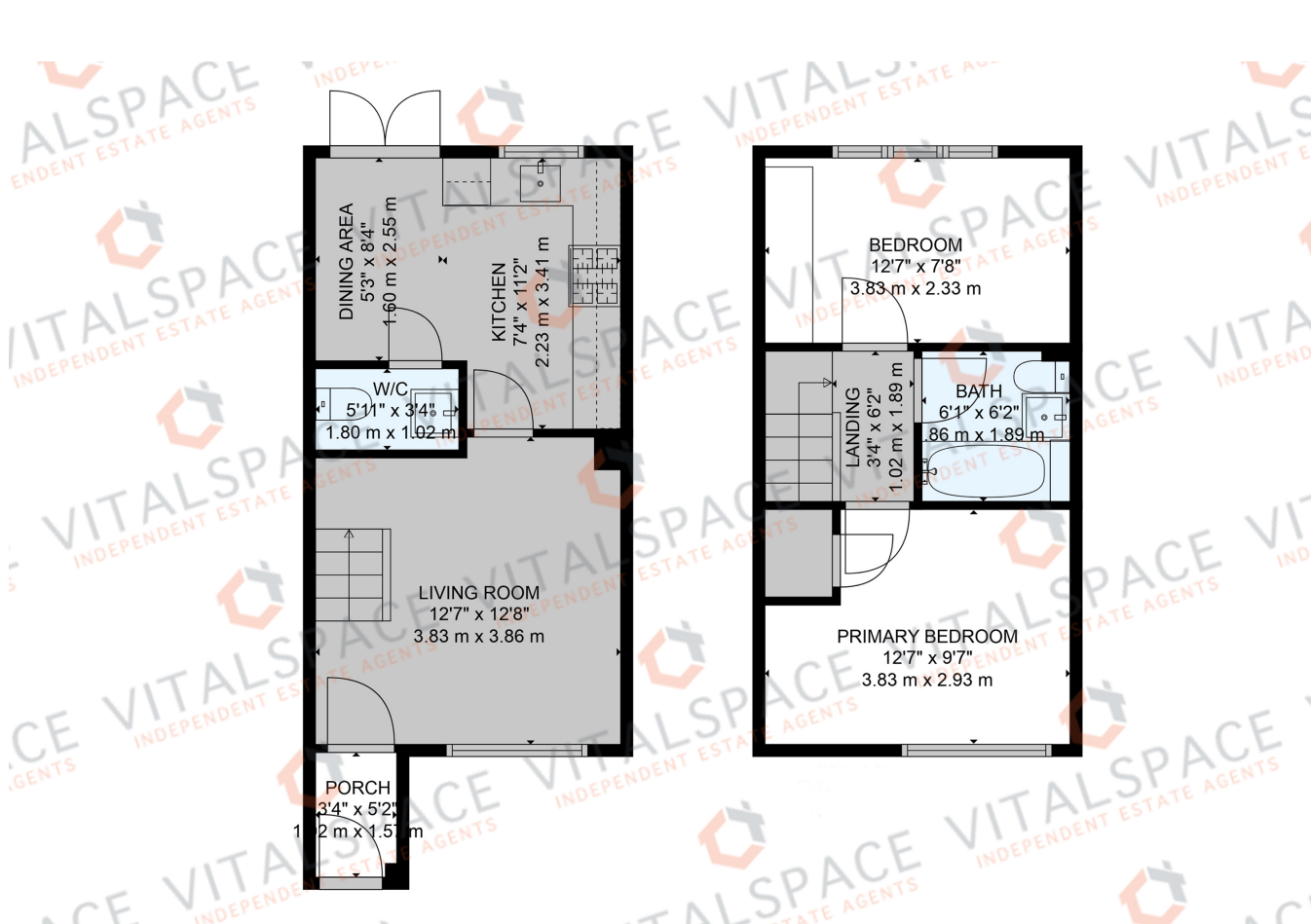
# Higher Road, Urmston, M41 9AZ

**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this stunning TWO DOUBLE BEDROOM modern end townhouse property built in 2002. This property is immaculately presented and situated just a short distance from Urmston town centre, close to all the amenities and the train station.

Occupying a desirable position overlooking playing field to the front, this attractive property briefly comprises; entrance porch, spacious living room, a contemporary dining kitchen with tiled flooring and a useful downstairs WC. The dining kitchen itself offers ample space for a dining table and benefits from double doors which open out into the rear garden. To the first floor there are two double bedrooms and a modern, luxury tiled three piece bathroom. Externally, to the rear of the property, a south facing private garden can be found with paved patio area and a shaped mainly lawned garden. To the front of the property, off road parking is provided by a driveway. This attractive home is situated in a convenient location just a short distance from 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. A selection of highly regarded schools are also within close proximity. An internal inspection is essential to appreciate the space and character available. Contact VitalSpace Estate Agents for further information.







## Features

- Two double bedrooms
- End town house property
- Modern dining kitchen
- Contemporary bathroom
- Driveway parking
- South facing garden
- Immaculate condition
- uPVC double glazing
- Walk into Urmston
- Viewing advised

## Frequently Asked Questions

How long have you owned the property for? Since June 2020

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating, last serviced 23/07/23

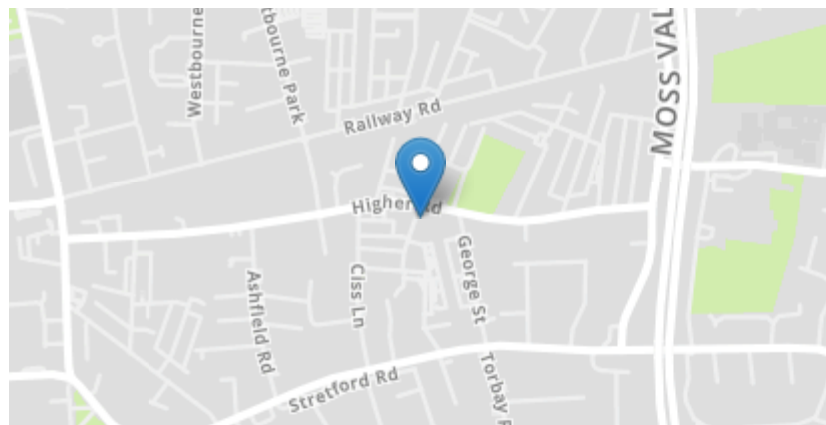
When was the property last rewired? Not during ownership

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No

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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	
(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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Tel: 0161 747 7807  
 Email: [urmston@vitalspace.co.uk](mailto:urmston@vitalspace.co.uk)  
 Web: [www.vitalspace.co.uk](http://www.vitalspace.co.uk)  
 22 Flixton Road, Urmston,  
 Manchester, M41 5AA