



OAK GROVE  
URMSTON

£200,000

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- D



VITALSPACE  
INDEPENDENT ESTATE AGENTS



## Oak Grove, Urmston, M41 0XU

**\*\*WALK INTO URMSTON\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, ONE DOUBLE BEDROOM mid terrace situated in the heart of Urmston town centre. Benefiting from gas central heating and uPVC double glazing, in brief the attractive accommodation comprises; a generously sized living room and a modern kitchen fitted with a contemporary range of wall and base units. Stairs rise up to the first floor level where a shaped landing provides entry into a double bedroom with a range of fitted wardrobes alongside a larger than average three piece bathroom with a shower over bath combination. Externally to the rear of the property an enclosed West facing paved courtyard can be found providing an excellent space for a table and chairs during those summer months. 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. An internal inspection is strongly recommended. Contact VitalSpace Estate Agents for further information.





## Ground Floor



## First Floor



## Features

- One double bedroom
- Mid period terrace
- Gas central heating
- uPVC double glazing
- Modern fitted kitchen
- Excellent first home
- West facing courtyard
- Walk into Urmston
- Fitted wardrobes
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2019

When was the roof last replaced? No

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

When was the property last rewired? Unknown

Which way does the garden face? West facing rear courtyard

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

Reasons for sale of property? Move in with family

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>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(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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