



CHURCHGATE
URMSTON

£360,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

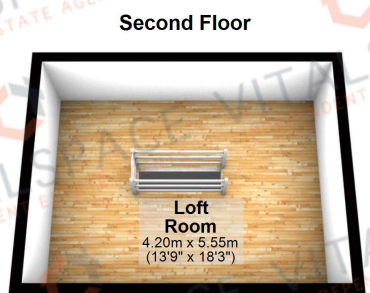


Churchgate, Urmston, M41 9LE

****NO ONWARD CHAIN** - **VIDEO TOUR** - VITALSPACE ESTATE AGENTS** are proud to offer for sale this much loved three bedroom link detached family residence situated on a peaceful Urmston cul de sac. Offered for sale with no onward chain, this attractive family home benefits from an open aspect to the rear, making an early viewing essential. In brief the accommodation comprises entrance porch, spacious living room, a good sized dining kitchen, a conservatory and a useful utility room. To the first floor, a shaped landing provides entry into three well proportioned bedrooms, a three piece bathroom suite and a separate WC. The property is majority uPVC double glazed and is warmed by a gas central heating system. Externally to the front there is a block paved driveway providing ample off road parking which leads to an attached garage. To the rear there is a mainly lawned garden with patio area. To the side there is a gate for access and pathway along with an ornate patio area. A consistently popular and prominent position within catchment to excellent schools such as Urmston Grammar, close to open walks over Urmston meadows and well connected via Urmston train station, local road networks and major motorways to Manchester City Centre, Trafford Centre, Sale, Altrincham and beyond. Urmston town centre is close by with its array of shops, bars and eateries. An internal inspection comes highly recommended.







Features

- Three bedrooms
- Link detached property
- Three piece bathroom suite
- Walk into Urmston
- Spacious living room
- No onward chain
- Private garden plot
- Driveway and garage
- Scope to update
- Open aspect views

Frequently Asked Questions

How long have you owned the property for? 48 years

When was the roof last replaced? Yes but unsure when

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

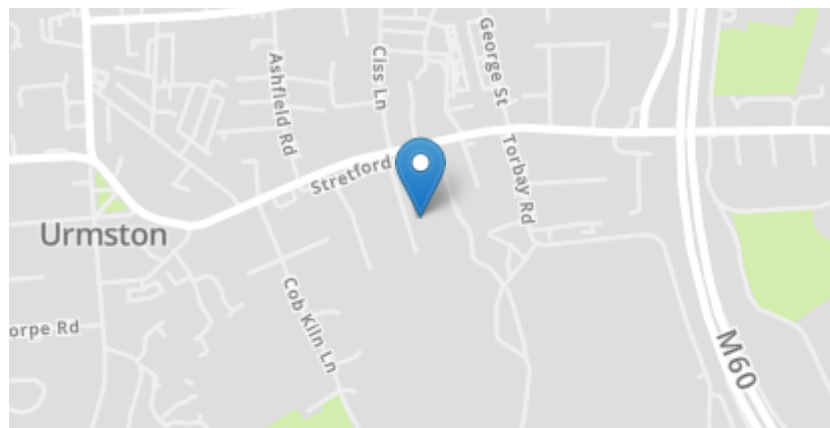
When was the property last rewired? Unsure

Which way does the garden face? South East facing rear garden

Are there any extensions and if so when were they built? Conservatory but unsure when

Reasons for sale of property? Sale of family property

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+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(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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