



CROSS STREET
URMSTON

OFFERS OVER

£265,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 VIDEO TOUR



VITALSPACE
INDEPENDENT ESTATE AGENTS



Cross Street, Urmston, M41 9EE

****VIDEO TOUR** - **NO ONWARD CHAIN** - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this attractive **THREE DOUBLE BEDROOM** mid townhouse property built in 1975. Situated in a convenient location just a short stroll from Urmston town centre, a selection of highly regarded schools and the train station providing easy access into Manchester and Liverpool. In brief, the well presented accommodation comprises; entrance vestibule, a spacious living room which access into an open plan dining kitchen with a useful under stairs storage cupboard. To the first floor, without doubt, one of the attracting features of this property are the generously sized **THREE DOUBLE BEDROOMS** alongside a recently refurbished three piece white bathroom and separate WC. Externally this property is screened from the neighbouring properties by mature hedges and shrubs with a gated driveway leading up to an integral garage with an up and over door. The rear garden is extremely private, south facing and deceptively spacious being approximately 80ft in length reaching back to Church Road. Its also benefits from a timber shed and a patio seating area ideal for a table and chairs during those summer months. As well as further benefits of an annually serviced gas central heating system, double glazing throughout and no onward chain, this property is ideally placed to enjoy the ever-growing selection of amenities including local shops, bars and restaurants. An internal inspection is essential to appreciate the space and character available. Contact VitalSpace for further information.

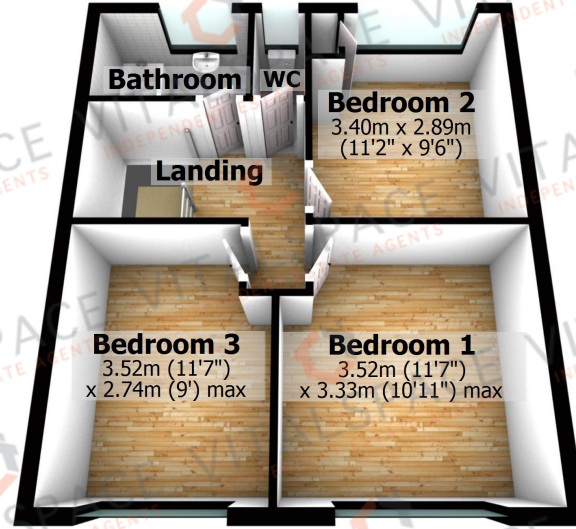




Ground Floor



First Floor



Features

- Three double bedrooms
- Mid townhouse property
- 80 ft South facing rear garden
- Walk into Urmston
- No onward chain
- Driveway and garage
- Refurbished bathroom
- Double glazing
- Excellent family home
- Viewing essential

Frequently Asked Questions

Leasehold - residue of 999 years from circa 1975.



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	48	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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