



SANDESEND ROAD
URMSTON

OFFERS OVER

£500,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



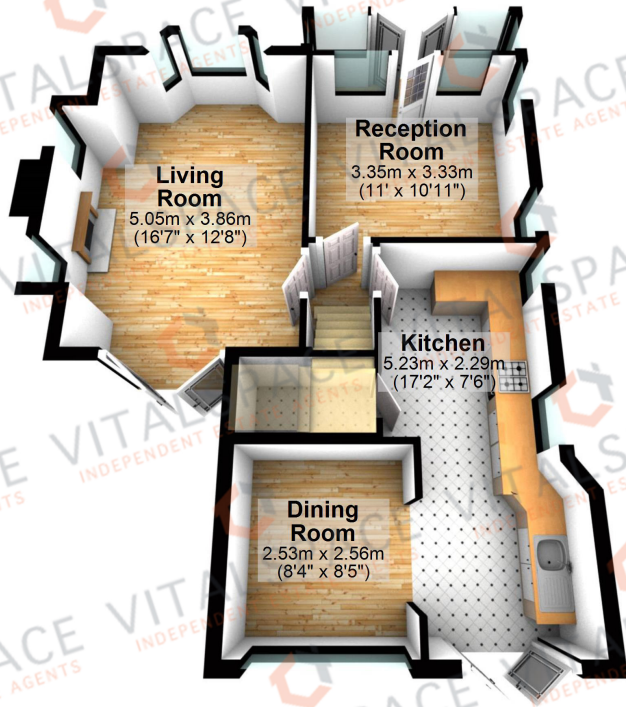
Sandsend Road, Urmston, M41 7AW

****VIDEO TOUR** - **CENTRAL URMSTON LOCATION**** - An excellent opportunity to rental a traditional bay front detached family home located just off Moorside Road, situated within minutes walk to Urmston town centre and it's ever expanding range of amenities and trains into Manchester or Liverpool. This property has been tastefully updated by our clients in recent years and benefits from a new roof in 2021, updated electrics and a regularly serviced gas combination boiler. On entering the property, an impressive reception room (sitting room) provides access into all rooms on the ground floor level including a large bay fronted living room with an 'inglenook' fireplace and an extended breakfast kitchen with double out into the rear garden. The kitchen itself is fitted with a comprehensive range of contrasting wall and base units with space and plumbing for a range of appliances. A dining area can be accessed via the kitchen and completes the ground floor accommodation. To the first floor, a shaped landing provides entry into three generously sized bedrooms and a luxury, tiled three piece family bathroom with a shower over bath combination. Externally, to the front of the property, a driveway provides excellent off road parking facilities leading up to a garage at the rear. To the rear, the SOUTH FACING rear garden is fully enclosed with a private patio area and a shaped lawned garden. A brick built detached garage can also be found to rear and benefits from an electric supply. Ideally located for a number of popular local schools including Davyhulme Primary School (within catchment area), Trafford General Hospital and is within walking distance to all the amenities of central Urmston and local parks. Contact VitalSpace Estate Agents to arrange an internal inspection.

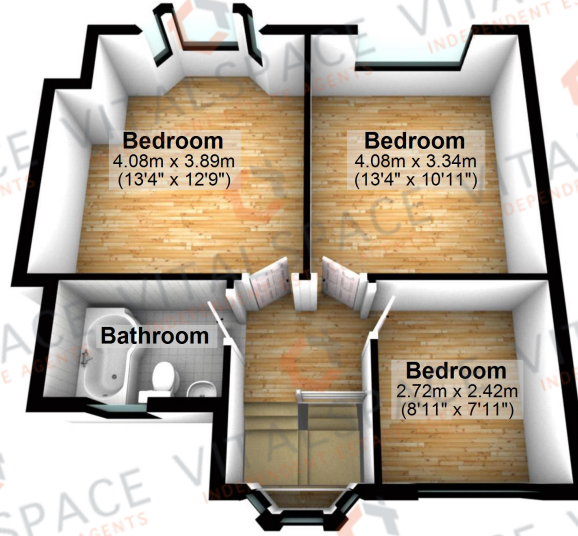




Ground Floor



First Floor



Features

- Three bedrooms
- Detached family home
- South facing rear garden
- Convenient location
- Extended accommodation
- Three reception rooms
- Walk into Urmston
- 17ft kitchen
- New roof in 2021
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 7 years but in the family for 20 years

When was the roof last replaced? 2021

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

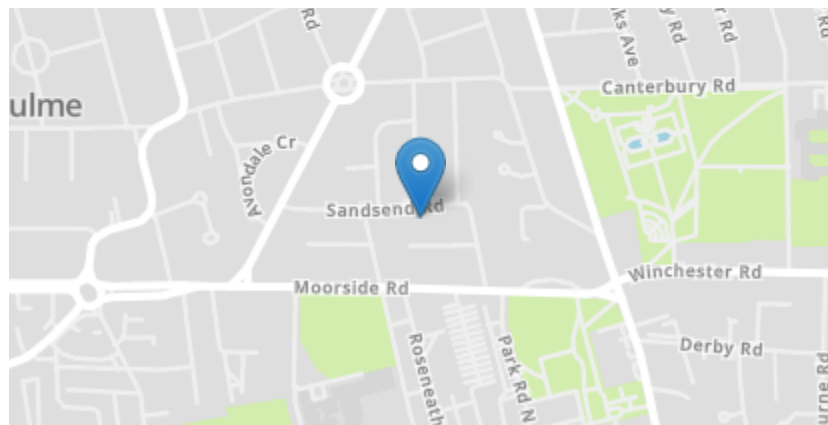
When was the property last rewired? Partial re-wire - kitchen

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? Move to the Lake District

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		
(55-68)	D		
(39-54)	E	63	
(21-38)	F		
(1-20)	G		76
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.