



SANDESEND ROAD
URMSTON

£320,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



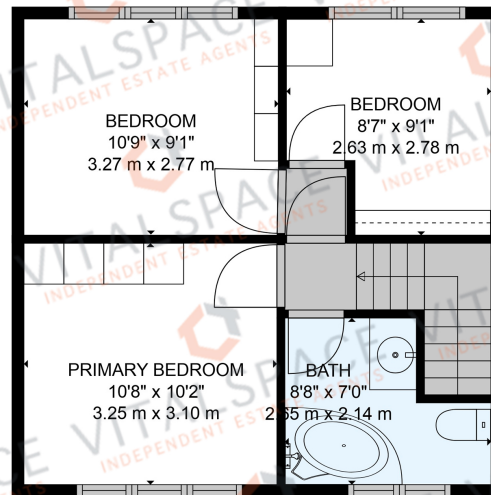
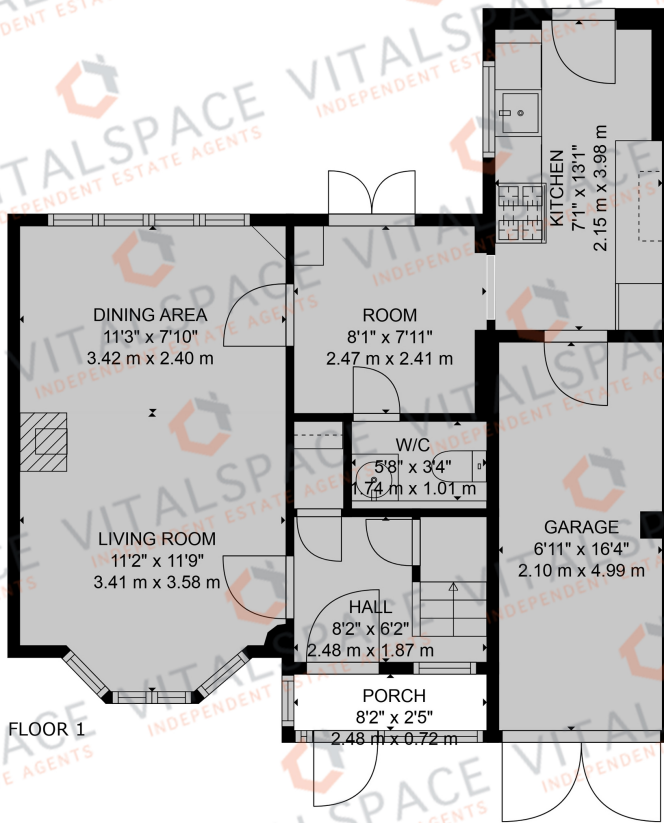
Sandsend Road, Urmston, M41 7AR

****VIDEO TOUR** - **SOUTHERLY FACING REAR GARDEN** -**

VITALSPACE ESTATE AGENTS are delighted to offer for sale this well appointed THREE BEDROOM extended semi detached family residence situated just a short walk from Urmston town centre. Perfectly located for several highly regarded schools and a selection all of Urmston's amenities. In brief the accommodation comprises entrance porch, a welcoming hallway, a generously sized living room, a morning room and an extended fitted kitchen. A useful downstairs WC completes the ground floor accommodation. To the first floor level, a shaped landing provides entry into three well proportioned bedrooms alongside a three piece bathroom suite. Externally to the front of the property, a pleasant garden can be found alongside a driveway which provides ample off road parking and leads up to an attached integral garage. To the southerly facing rear there is a pathway with a shaped lawned garden beyond. Further benefits of this family home include a recently installed Worcester Bosch combination boiler and uPVC double glazed throughout. As mentioned, this property is ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, as well as being within walking distance to Urmston train station, several parks and the motorway network. An internal inspection comes highly recommended. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- uPVC double glazing
- Walk into Urmston
- Garage & Driveway
- Southerly facing rear garden
- Downstairs WC
- Updated central heating
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? Not since ownership

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

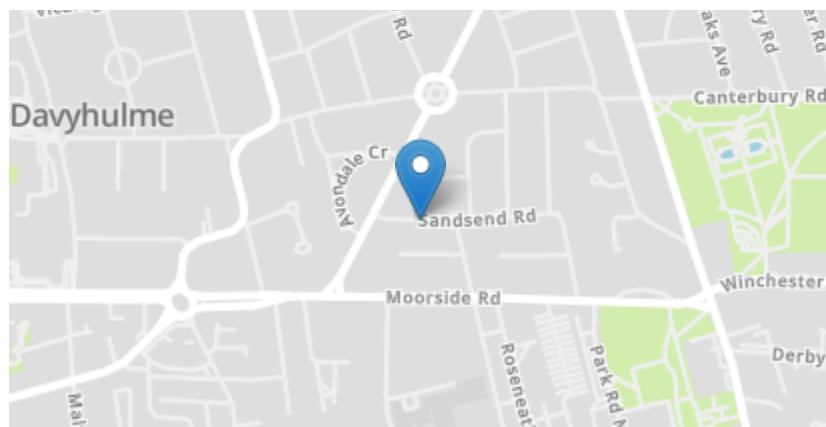
When was the property last rewired? No

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Kitchen extension pre purchase

Reasons for sale of property? Relocate closer to work

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	83
England, Scotland & Wales		EU Directive 2002/91/EC	

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