



CHURCHGATE
URMSTON

£550,000

-  3 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTIONS
-  VIDEO TOUR



VITALSPACE
INDEPENDENT ESTATE AGENTS

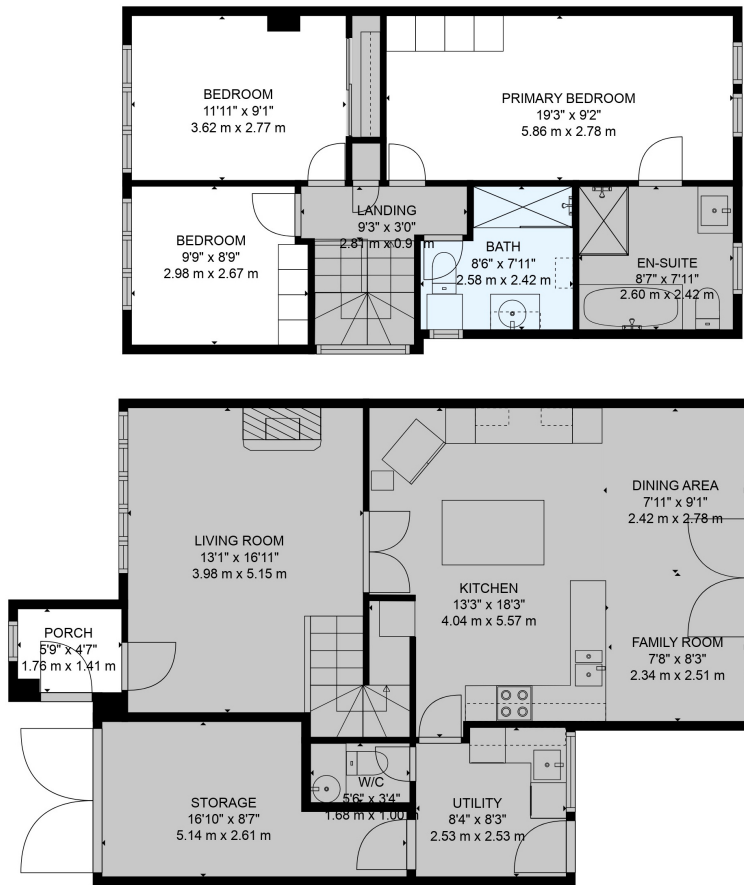


Churchgate, Urmston, M41 9LE

****VIDEO TOUR** - **SIGNIFICANTLY EXTENDED ACCOMMODATION** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this substantial THREE DOUBLE BEDROOM detached family home, extended and remodelled by our clients, boasting spacious accommodation, ideal for any family situated in a superb central Urmston Road. Warmed by a regularly serviced 'Worcester' combination boiler and UPVC double glazed throughout, this tastefully decorated property briefly comprises; a welcoming entrance hallway, a generously sized living room with a feature gas living flame fire with double doors opening into a stunning open plan dining/kitchen/sitting area with large bi-folding doors opening out onto a paved patio area and landscaped south facing garden. The double height extension creates an impressive open plan kitchen area fitted with traditional Schreiber wall and base units with matching dining furniture and well maintained solid oak worksurfaces. Plinth, undercounter and traditional lighting add to the beauty of this kitchen and ensures a great evening ambience. A useful utility room with external access to the rear patio and internal access into a single garage and downstairs WC completes the ground floor accommodation. A part glass staircase with oak balustrades rises to the first-floor landing which provides entry into THREE DOUBLE BEDROOMS and a luxury tiled family bathroom. An exceptionally spacious master bedroom located to the rear of the property overlooks the secluded rear garden, serviced by an e-suite shower room with underfloor electric heating, sensor ceiling lighting, a separate corner shower cubicle and bath. The main family shower provides a hotel like feel with a large double shower, with underfloor heating. Externally, a well-kept front garden gives great kerb appeal with a block paved driveway leading up to an integral storage garage. To the rear, without doubt, one of the main attracting features of this exquisite home is the landscaped, SOUTH FACING rear garden with a large 'Marshall' stone paved LED lit patio, perfect for hosting family summer parties. A large electric awning ensures shade for comfortable outdoor dining. Further benefits of this impressive home include a full electrical re-wire in 2013 and a fully boarded loft space. Words and photographs can only give an initial impression - only an in-person viewing can do this property full justice. You will be more than excited and in no way disappointed.**







Features

- Three double bedrooms
- Link detached property
- Significantly extended
- Stunning open plan kitchen
- Utility and downstairs WC
- Double storey extension
- Quiet cul de sac location
- Luxury en-suite bathroom
- South facing garden
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since 2013

When was the roof last replaced?

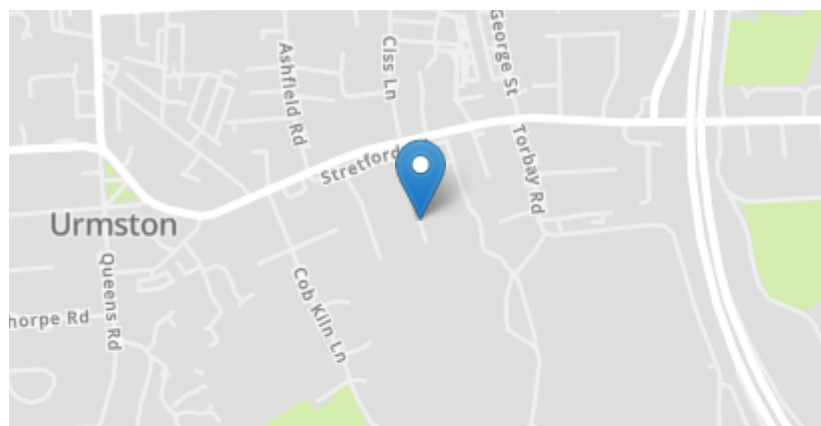
How old is the boiler and when was it last inspected? Gas combi central heating - serviced 2022

When was the property last rewired? Re-wired in 2012

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? 2013 - rear extension

Reasons for sale of 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			
(92-100)	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			
		66	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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