



ST CLEMENTS FOLD
URMSTON

£300,000

 3 BEDROOMS

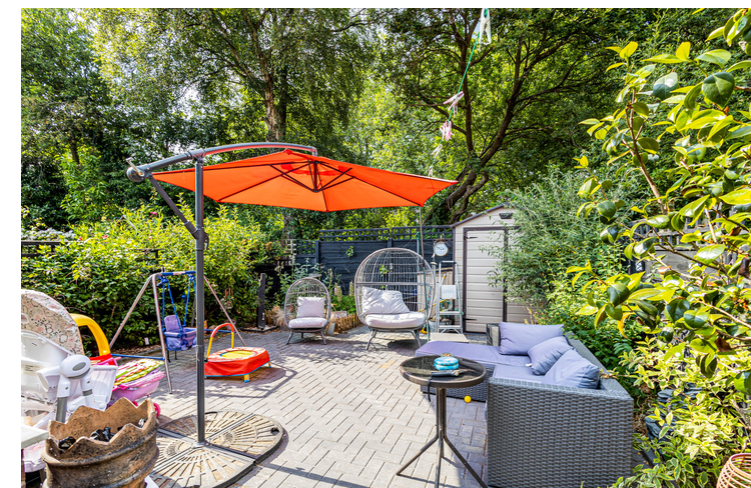
 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

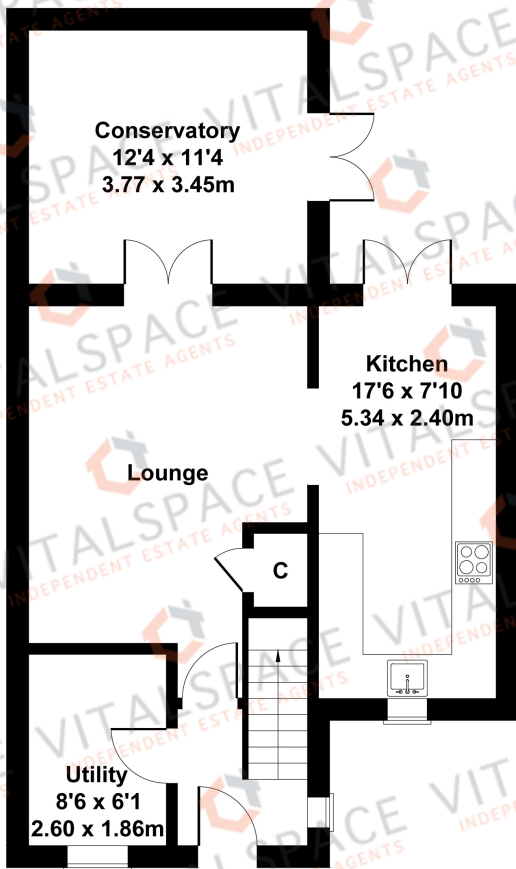


St Clements Fold, Urmston, M41 9ST

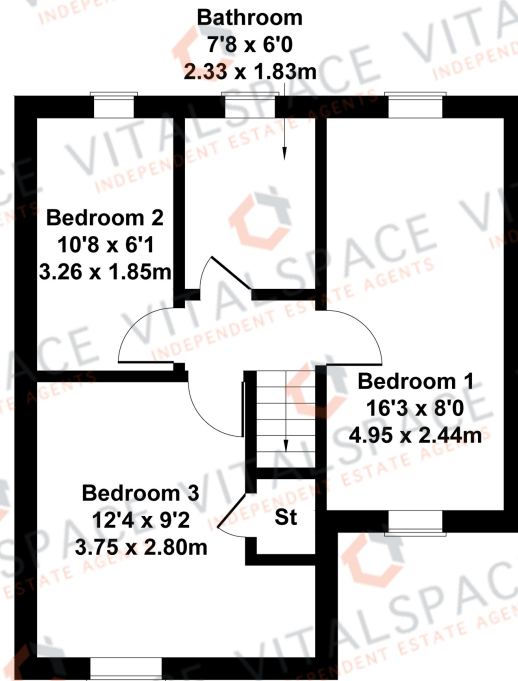
VITALSPACE ESTATE AGENTS are pleased to offer for sale this stunning THREE BEDROOM modern mews property built in 1997 situated just a short distance from Urmston town centre and occupies a desirable plot on a quiet cul-de-sac. This perfect family home briefly comprises; entrance hallway, a spacious living room and a uPVC double glazed conservatory overlooking the rear garden. The garage has been professionally converted to provide a contemporary dining kitchen space with double doors leading out into the rear garden. The kitchen itself comes complete with a comprehensive range of wall and base units with contrasting worksurfaces and splash back tiling. A useful utility room completed the ground floor accommodation. To the first floor there are three good sized bedrooms and a modern family bathroom with a shower over bath combination. Externally, to the rear of the property, a generously sized, fenced low maintenance garden can be found with a paved patio alongside a selection of bushes, plants and trees. To the front of the property, off road parking can be found by a driveway. As mentioned, this attractive home is situated just a short stroll from Urmston town centre. ideally placed to enjoy







GROUND FLOOR



FIRST FLOOR

Features

- Three bedrooms
- Mid new property
- Two reception rooms
- Modern fitted kitchen
- Quiet cul de sac
- Walk into Urmston
- Driveway parking
- Landscaped rear garden
- Built in 1997
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 26 years

When was the roof last replaced? When built - 1997

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

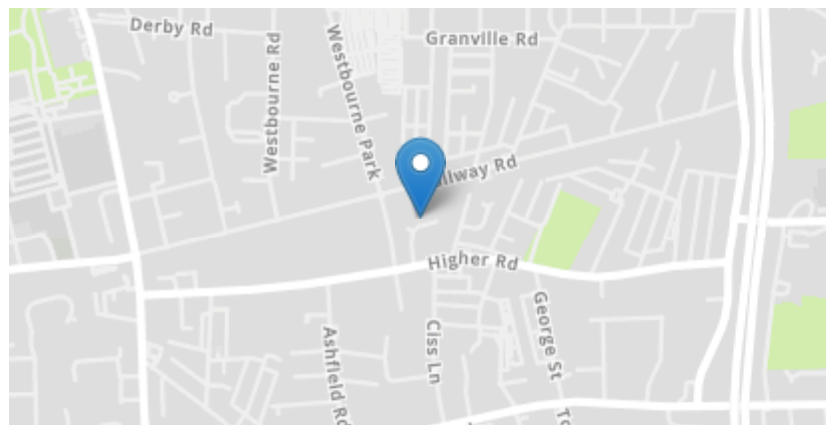
When was the property last rewired? Updated consumer unit when garage converted

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Garage converted

Reasons for sale of property? Downsize

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(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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