



MOORLANDS AVENUE  
URMSTON

£635,000

 4 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE  
INDEPENDENT ESTATE AGENTS



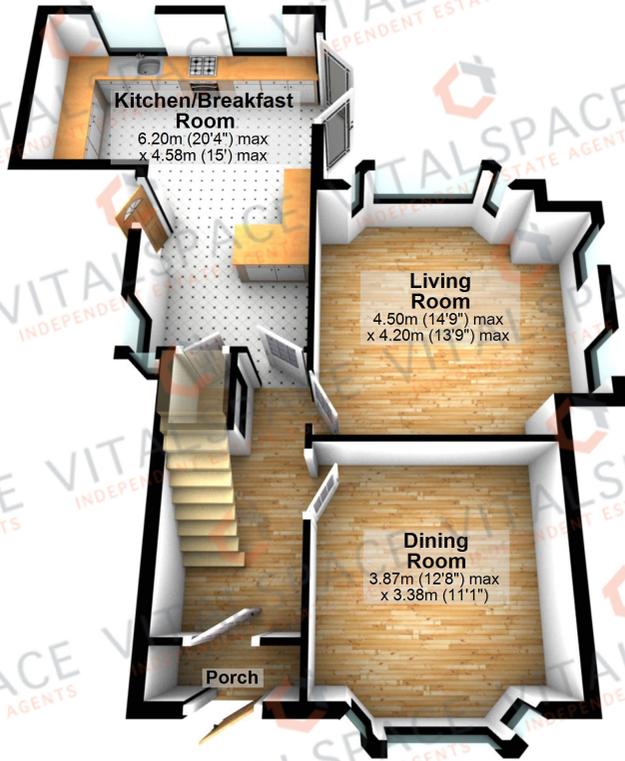
# Moorlands Avenue, Urmston, M41 5TB

**\*\*VIDEO TOUR\*\* - \*\*WALK INTO URMSTON\*\*** - VITALSPACE ESTATE AGENTS are delighted to bring to market this beautifully presented FOUR BEDROOM detached family home, tucked away within a peaceful cul-de-sac just off the ever popular Cornhill Road. Perfectly positioned for several highly regarded schools, local amenities and just a short stroll into the vibrant heart of Urmston, this is a home that blends convenience with charm. Behind the attractive bay fronted exterior, you'll find a welcoming entrance hallway leading into a stylish dining room and a generous, characterful 'Inglenook' living space, perfect for cosy evenings with family and friends. The heart of the home is the impressive extended breakfast kitchen, designed for modern living with 'Shaker' style cabinetry, granite work surfaces, a breakfast bar and quality integrated appliances, the perfect setting for entertaining or relaxed family meals. To the first floor, a shaped landing provides entry into four well proportioned bedrooms offering flexible accommodation for growing families, complemented by a modern family bathroom and a separate WC. Externally, the property continues to impress. An expansive driveway provides ample off road parking and access to a detached brick built garage, while the private rear garden is a true retreat, beautifully maintained with a shaped lawn, mature planting and a paved patio area, perfect for summer evenings outdoors. This property effortlessly combines character with modern family living, all within easy reach of Urmston town centre, Trafford General Hospital and a choice of excellent schools. An exceptional home in one of Urmston's most desirable settings. An internal viewing coming highly recommended. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.

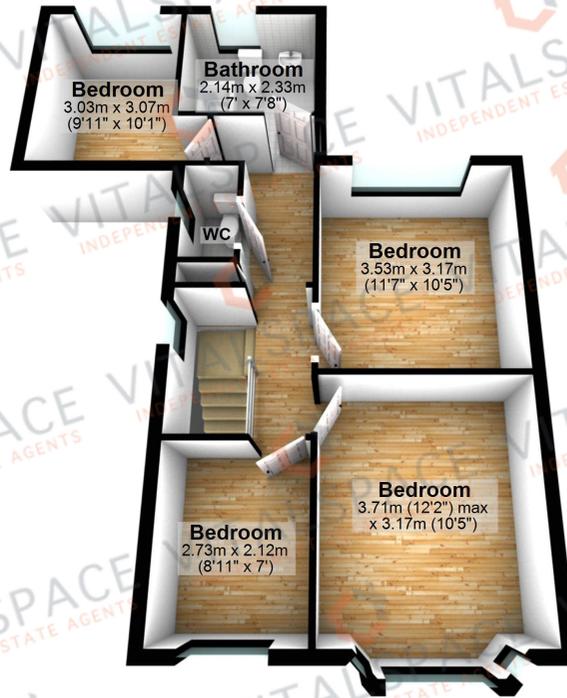




## Ground Floor



## First Floor



## Features

- Four spacious bedrooms
- Detached family residence
- Extended accommodation
- Quiet cul-de-sac position
- Stunning breakfast kitchen
- Detached brick garage
- Driveway and gardens
- Serviced gas central heating
- Immaculate condition
- 117 Sqm / 1260 Sqft

## Frequently Asked Questions

How long have you owned the property for? 31 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating - serviced 30/05/25

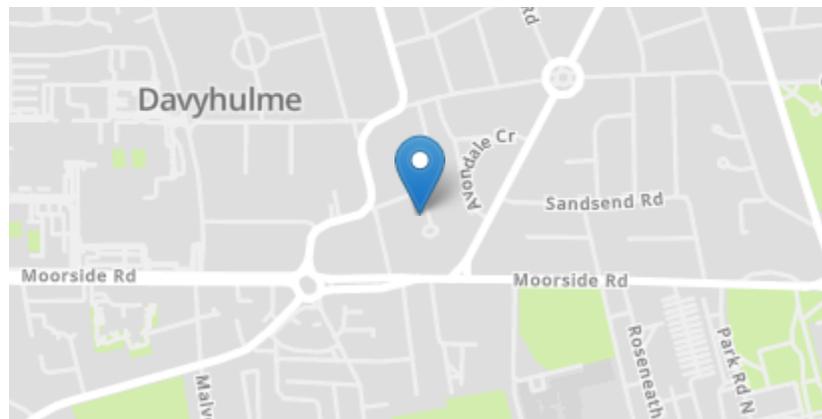
When was the property last rewired? No

Which way does the garden face? North East facing rear garden

Are there any extensions and if so when were they built? Yes, rear extension - pre 1994

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 complete our online offer form.



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