



AUBURN DRIVE
URMSTON

£400,000

-  4 BEDROOMS
-  2 BATHROOMS
-  3 RECEPTIONS
-  NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS



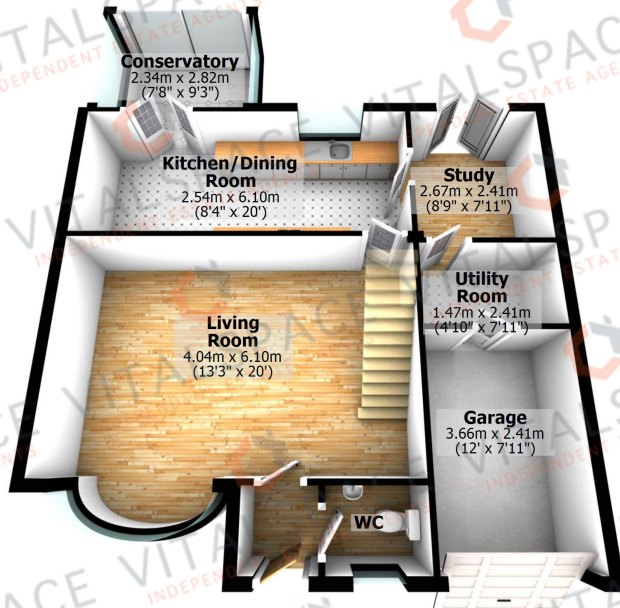
Auburn Drive, Urmston, M41 9LF

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer this deceptively spacious, **FOUR BEDROOM** link detached property located on a quiet Urmston cul-de-sac just off Stretford Road. Built in 1968, this well proportioned extended family home benefits from open aspect views to the rear, three reception rooms and is offered for sale with no onward chain making this a perfect home for any growing family. In brief, this tastefully presented property briefly comprises; a welcoming entrance hallway, a generously sized living room with a feature TV wall, a recently updated contemporary dining kitchen with ample space for a large dining table and chairs, a useful home office/study, a uPVC conservatory and a utility room with access into an integral storage garage. A downstairs WC can be accessed via the entrance hallway and completes the ground floor accommodation To the first floor level, a shaped landing provides entry into **FOUR** good sized bedrooms alongside a four piece tiled family bathroom. The master bedroom can be found within the extend section of the property and is serviced by a three piece modern shower room. Externally, a driveway provides off road parking and leads up to an attached integral garage. To the rear, there is a secluded, mainly lawned South facing garden with a selection of shrubs and a paved area ideal for alfresco dining during those summer months. The rear of the property is not overlooked benefiting from open aspect views across Urmston Meadows. Auburn Drive is situated with close proximity to both Urmston and Stretford town centre's and provides easy access to the M60 motorway, train stations and a range of highly regarded local schools. Likewise this family home is ideally positioned to enjoy the ever growing selection of amenities including local shops, bars and restaurants. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

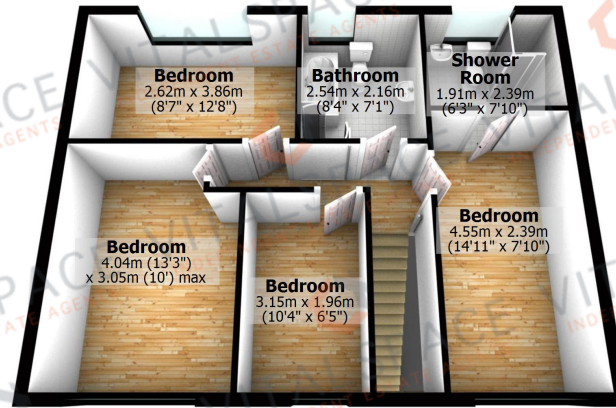




Ground Floor



First Floor



Features

- Four bedrooms
- Link detached property
- No onward chain
- Three reception rooms
- Quiet cul de sac
- Open aspect rear views
- Utility room and office
- En-suite shower room
- uPVC double glazing
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 36 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Electric storage heating

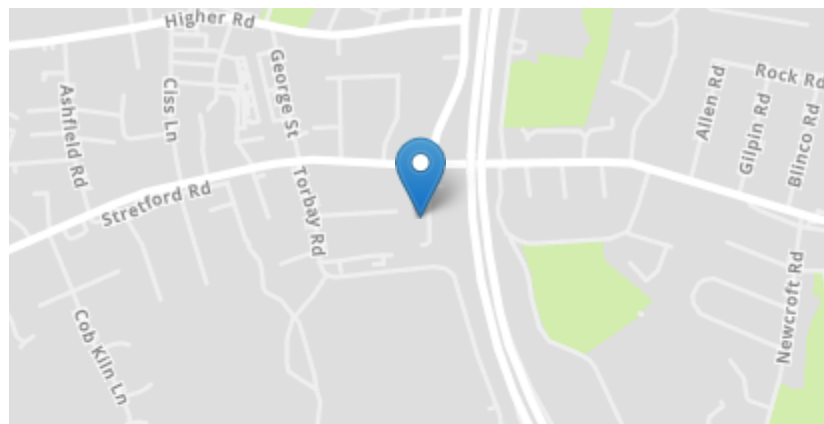
When was the property last rewired? No

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? side extension and conservatory

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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