



CORNHILL ROAD
URMSTON

OFFERS OVER

£550,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 VIRTUAL TOUR



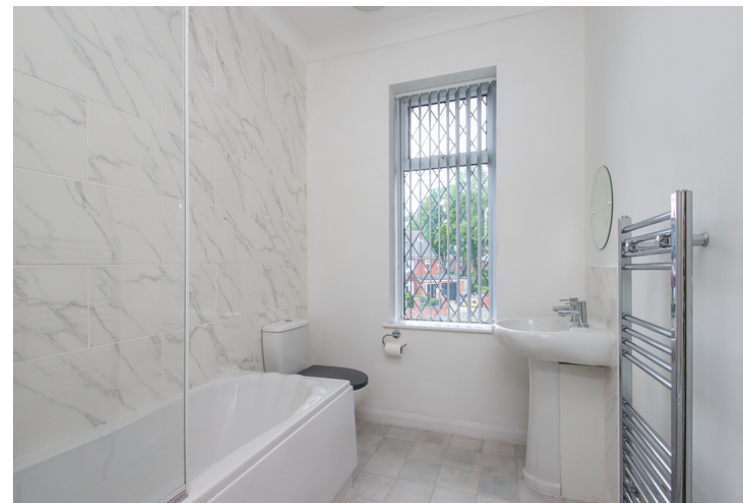
VITALSPACE
INDEPENDENT ESTATE AGENTS



Cornhill Road, Urmston, M41 5TD

****VIRTUAL TOUR** - **NO ONWARD CHAIN** - **A LIGHT, SPACIOUS AND CONTEMPORARY PERIOD PROPERTY**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this immaculately presented THREE DOUBLE bedroom period property located on the ever popular Cornhill Road in Urmston. Packed full of original features and updated by our current vendors to a high standard, this property retains all the original charm and character that a property of this nature has to offer. The substantial accommodation is arranged over two floors and provides a light and airy feel throughout. In brief the desirable accommodation comprises; a welcoming entrance hallway, an impressive bay fronted living room, a downstairs WC, a good sized 17ft sitting room and an desirable open plan breakfast kitchen with double doors opening out into the rear garden. The kitchen itself comes complete with a host of base units, a central breakfast island with storage and granite worksurfaces. To the first floor a shaped landing provides entry into three double bedrooms and a newly installed three piece family bathroom. Externally, set on a generously sized plot, this property offers off road parking facilities provided by a large driveway which leads up to a brick built detached garage with power and lighting. To the rear, an enclosed SOUTH FACING split level landscaped garden can be found with a raised patio seating area suitable for a table and chairs during those summer months. Steps lead down into a mainly lawned garden complete with a host of bushes, plants and trees. Further benefits of this enviable property include numerous original features such as leaded windows, coved ceilings and fireplaces, a recently installed gas combination boiler and a new roof. It is also worth noting that planning permission has been for the construction of a two storey, side extension incorporating a single storey garage – Trafford Planning Reference - 103627/HHA/21. Situated in a convenient location just a short distance from Urmston town centre, a selection of highly regarded schools and the train station. An internal inspection is essential to appreciate the space and character available. Contact VitalSpace for further information or to arrange an internal inspection.

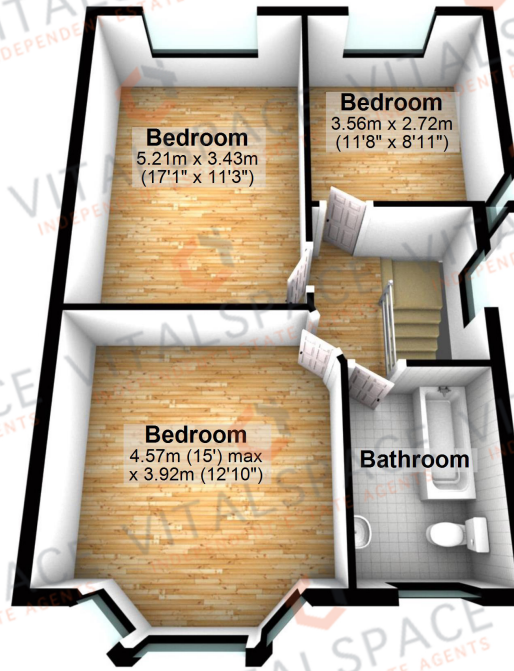




Ground Floor



First Floor



Features

- Three double bedrooms
- Semi detached property
- Original period features
- Premier location
- No onward chain
- Recently refurbished
- Scope to extend
- Driveway and garage
- Recent re-roof
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 20 years

When was the roof last replaced? 3 years ago

How old is the boiler and when was it last inspected? 18 months old

When was the property last rewired? Yes

Which way does the garden face? South facing rear garden

Reasons for sale of property? Downsize

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		80
(55 to 68) D		
(39 to 54) E	49	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		

England, Wales & N.Ireland EU Directive 2002/91/EC

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