



CROSS STREET
URMSTON

£260,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

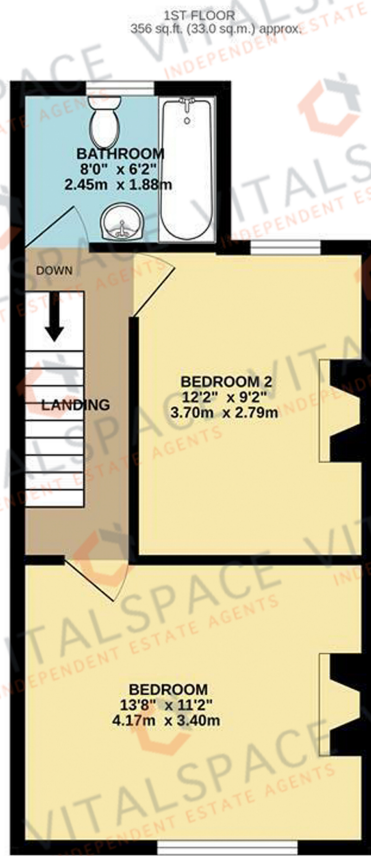
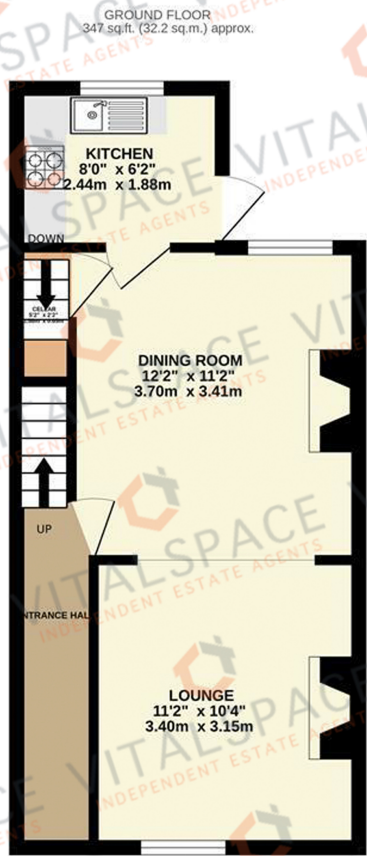
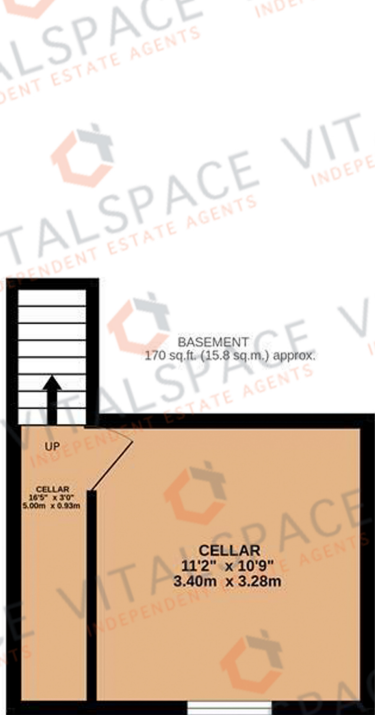


Cross Street, Urmston, M41 9EE

****NO CHAIN** - **LARGE SOUTH FACING REAR GARDEN** -**
VITALSPACE ESTATE AGENTS are delighted to offer for Sale this beautifully presented TWO DOUBLE BEDROOM period end terrace property tucked away on a peaceful cul-de-sac just off Church Road. Nestled in a sought-after residential area, this charming property offers the benefit of double glazing and gas central heating with tastefully presented accommodation which briefly comprises; a warm and welcoming hallway, a generously sized living room which opens into a well proportioned dining room with a fitted kitchen beyond. Access can be found via the dining room down into a useful cellar, ideal for dry storage space. Stairs rise to a first floor landing which provides entry into TWO DOUBLE BEDROOMS and a three piece bathroom. Externally, without doubt, one of the main attracting features of this period home is the large south facing rear garden, measuring approximately 85ft in length which is mainly laid to lawn with a 4.5m x 5m patio area, ideal for alfresco dining during those summer months. A timber shed, found to the rear of the garden benefits from electricity. Ideally situated in a prime location, this home is within walking distance to Urmston town centre which offers an array of shops, eateries, a wine bar, and much more. Urmston also benefits from excellent schools for all ages, as well as convenient public transport options such as bus routes, Urmston train station and easy access to major motorway links. To avoid missing out, we strongly recommend you contact VitalSpace Estate Agents to arrange an internal inspection and secure a viewing appointment.







Features

- Two double bedrooms
- End period terrace
- No onward chain
- Large rear garden
- Two reception rooms
- Useful cellar
- Highly desirable location
- Gas central heating
- uPvc double glazing
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since 2007

When was the roof last replaced?

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

When was the property last rewired?

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of buy to let 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		85
(69-80)	C		
(55-68)	D	59	
(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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