



LEAMINGTON ROAD
URMSTON

OFFERS OVER

£450,000



4 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Leamington Road, Urmston, M41 7AZ

****VIDEO TOUR** - **EXCELLENT FAMILY HOME** - **LARGE REAR GARDEN**** - VITALSPACE ESTATE AGENTS are delighted to bring to the sales market this substantially extended and beautifully presented FOUR BEDROOM semi detached family home, ideally located on a peaceful and highly sought after tree lined road in Urmston. This spacious residence is perfect for families and commuters alike, offering easy access to Manchester City Centre, Salford Quays, and MediaCityUK. The well maintained accommodation briefly comprises a welcoming porch and entrance hallway, a generously sized 18ft living room, a spacious uPVC conservatory overlooking the rear landscaped garden, a modern fitted kitchen and a versatile second reception room currently used as sitting room by our clients perfect for relaxing or entertaining. A conveniently placed utility room / downstairs WC can also be found adjacent to the kitchen and completes the ground floor accommodation. Upstairs, a shaped landing leads to four generous bedrooms and a contemporary, modern three piece family bathroom. Externally, the property benefits from a large driveway providing ample off road parking to the front. To the rear, a low maintenance garden features a mix of paved and lawned areas, ideal for outdoor dining and family activities. Located within easy reach of Urmston town centre, residents can enjoy a wide range of shops, restaurants, and local amenities. The property is also close to a number of highly regarded schools, including Urmston Grammar School, and is just a short walk from Urmston train station, offering excellent commuter links. The nearby motorway network is also easily accessible. A fantastic opportunity for growing families. Early viewing is highly recommended to avoid disappointment. For further details or to arrange a viewing, please contact VitalSpace Estate Agents.





Ground Floor



First Floor



Features

- Four bedrooms
- Semi Detached Home
- Extended accommodation
- Fantastic Local Amenities
- Three reception rooms
- Large rear garden
- Utility / downstairs WC
- Ideal family home
- uPVC double glazing
- Updated central heating

Frequently Asked Questions

How long have you owned the property for? 20 years

When was the roof last replaced? Yes, flat roof- 2020

How old is the boiler and when was it last inspected? Gas central heating installed in 2023

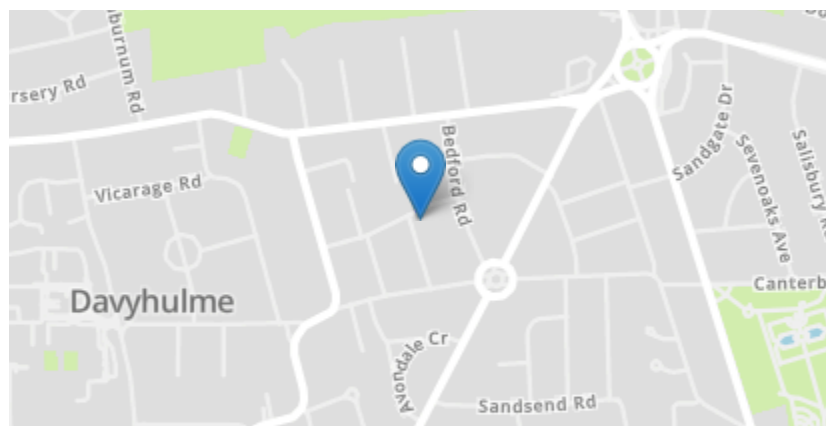
When was the property last rewired? Not during ownership

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Prior to ownership

Reasons for sale of property? Downsizing

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	70	
(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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