



SHAWE ROAD  
URMSTON

OFFERS OVER

£300,000

 3 BEDROOMS

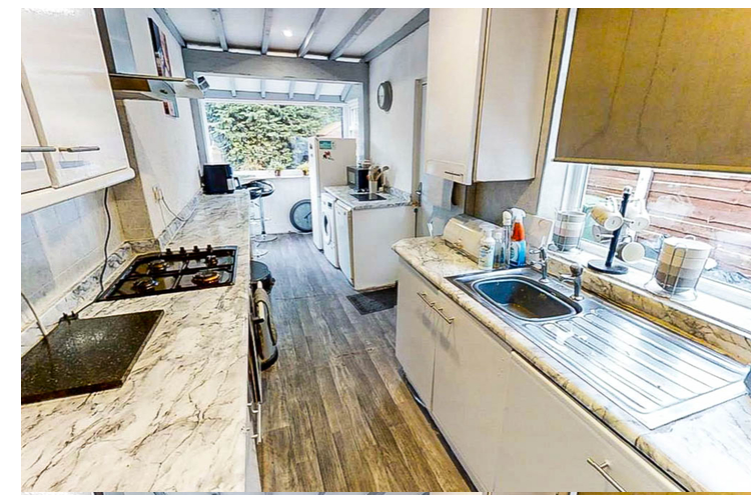
 1 BATHROOM

 1 RECEPTION

 BAND C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

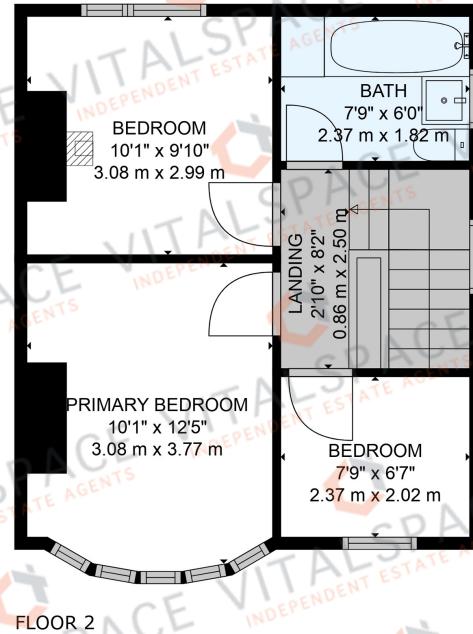
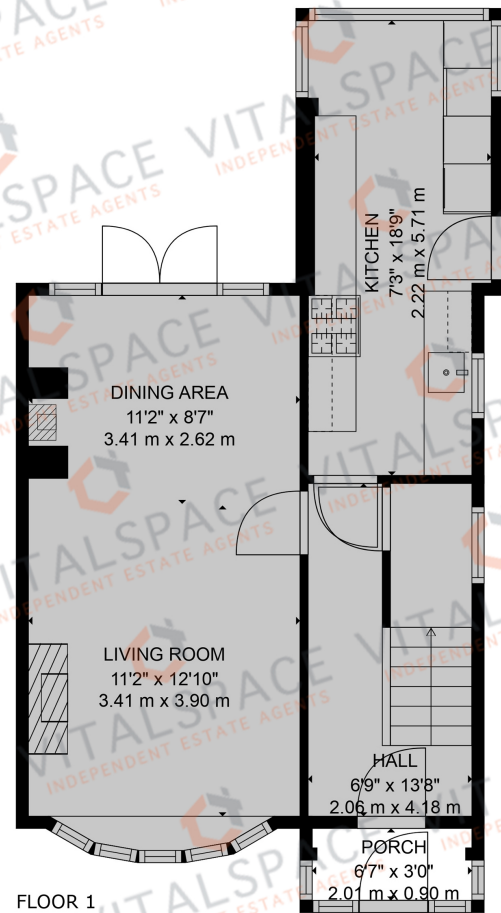


# Shawe Road, Urmston, M41 5DL

**\*\*ATTRACTIVELY PRICED\*\* - \*\*MODERNISATION REQUIRED\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this fantastic, extended bay fronted THREE BEDROOM semi-detached property tucked away on a quiet road just off Flixton Road. Offering a delightful outlook facing mature trees, this property is just a short walk from Flixton Girls School, both Urmston and Chassen Road train stations and Urmston town centre. Upon entering, a warm and welcoming entrance hallway can be found providing entry into a spacious 24ft through living dining room alongside an extended fitted kitchen. To the first floor, a shaped landing leads into three well proportioned bedrooms and a three piece bathroom. Externally, to the front of the property, a driveway provides excellent off road parking facilities whilst to the rear, a private enclosed mainly to lawn garden can be found with a paved patio area providing space for a table and chairs during those summer months. As mentioned, this desirable family home is located in the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants and several highly regarded schools. Contact VitalSpace Estate Agents for further information







## Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- uPVC double glazing
- Gas central heating
- Walk into Urmston
- Quiet Urmston road
- Private rear garden
- Close to Chassen Park
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 23 years

When was the roof last replaced? Yes, 8 years ago

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

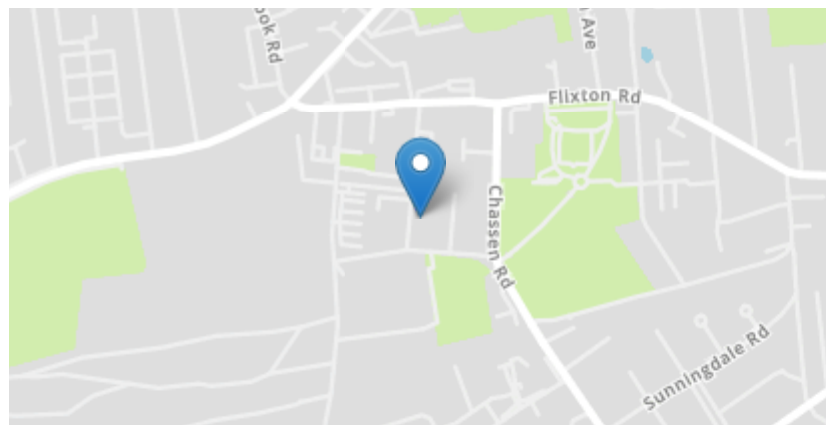
When was the property last rewired? No

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Yes, kitchen

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		84
(21-38)	<b>F</b>	48	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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