



ELM GROVE
URMSTON

£450,000



4 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

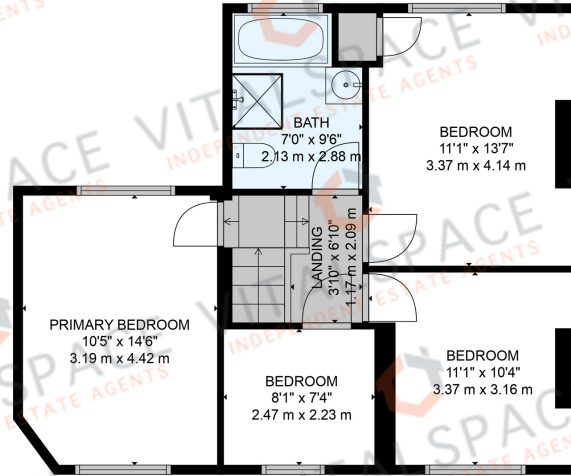
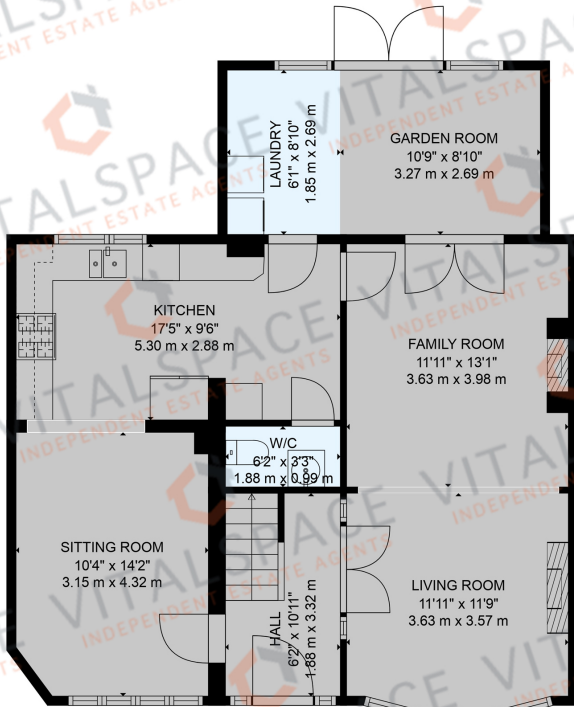


Elm Grove, Urmston, M41 9LN

****VIDEO TOUR** - **LARGE REAR GARDEN** - VITALSPACE ESTATE AGENTS** are delighted to present this beautifully extended **FOUR BEDROOM** semi detached property, ideally located on the ever popular Elm Grove in Urmston. This property is set on a larger than average plot with spacious and well presented family accommodation, effortlessly combining style, space, and practicality, perfect for modern family living. Conveniently positioned within close proximity to a range of local amenities, the property also falls within the catchment area of several highly regarded schools, making it an ideal choice for families. The ground floor boasts multiple reception rooms, offering versatile living spaces for relaxing, working from home, or entertaining. At the heart of the home is a well appointed family kitchen, perfect for cooking and gathering, alongside the convenience of a downstairs WC. To the first floor, you will find four good sized bedrooms, each offering ample space and natural light for all the family. A contemporary four piece family tiled bathroom suite provides a luxurious finish to the first floor. Externally, this property continues to deliver. Approached via a block paved driveway providing off road parking for several vehicles. To the rear, as mentioned, this property is positioned on an expansive garden plot offering plenty of space for outdoor living with exciting potential for further extension (subject to the usual planning permissions). A rare opportunity to acquire a spacious and flexible home in a sought after location. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Four spacious bedrooms
- Semi Detached Property
- Great Local Amenities
- Gas Central Heating
- uPVC double glazing
- Three reception rooms
- Downstairs WC
- Generous private gardens
- Quiet location
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 6 years

When was the roof last replaced? Not during ownership

When was the property last rewired? Not during ownership

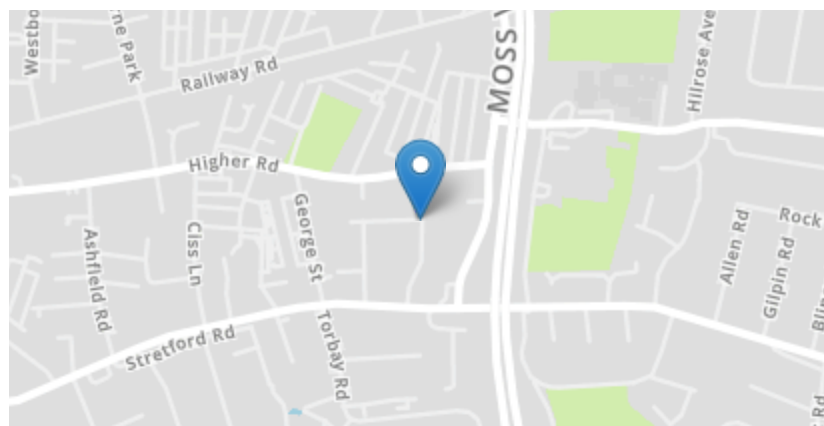
Which way does the garden face? East facing

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

Garage and room above 10 years ago (pre purchase)

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	82
EU Directive 2002/91/EC		
England, Scotland & Wales		

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