



CUMBERLAND ROAD
URMSTON

£450,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



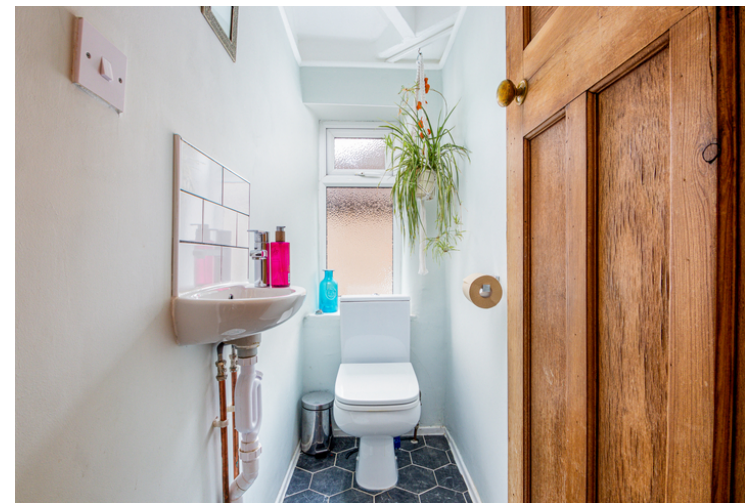
VITALSPACE
INDEPENDENT ESTATE AGENTS



Cumberland Road, Urmston, M41 9HG

****VIDEO TOUR** - **OPEN PLAN DINING KITCHEN** - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this impressive **THREE BEDROOM** semi detached family residence is boasting numerous original feature throughout incorporating a modern open plan dining kitchen. In brief, the desirable accommodation comprises; porch, a warm and welcoming entrance hallway, a bay fronted living room alongside an enviable open plan dining kitchen with large sliding door opening to provide access into the rear garden. The kitchen itself comes complete with a host of wall and base units with contrasting worksurfaces and splash back. To the first floor there are three well proportioned bedrooms, a tiled two piece family bathroom and separate WC. Externally the property benefits from a good sized plot with laid to lawn gardens to both the front and rear. To the front, a paved driveway provides off road parking and leads down to the side of the property. To the rear, a beautiful, enclosed south facing garden can be found with a decked seating area and shaped lawned garden. Cumberland Road is one of Urmston's most prestigious locations perfectly positioned benefitting from a highly convenient setting minutes from Urmston town centre yet enjoying a more peaceful setting comprising of a pleasant mixture of Character properties with attractive tree-lined views. Urmston town centre has an excellent range of shops, general services and restaurants. There are excellent local schools in the area for children of all ages. For commuters this property is just ten minute walking distance of Urmston train station and has excellent access to the motorway network. We thoroughly recommend an internal inspection to appreciate this superb family home. Contact VitalSpace Estate Agents to arrange your viewing appointment.





Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Prestigious location
- South facing rear garden
- Driveway parking
- Open plan dining kitchen
- Perfect family home
- Gas central heating
- uPVC double glazing
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? Not during ownership

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

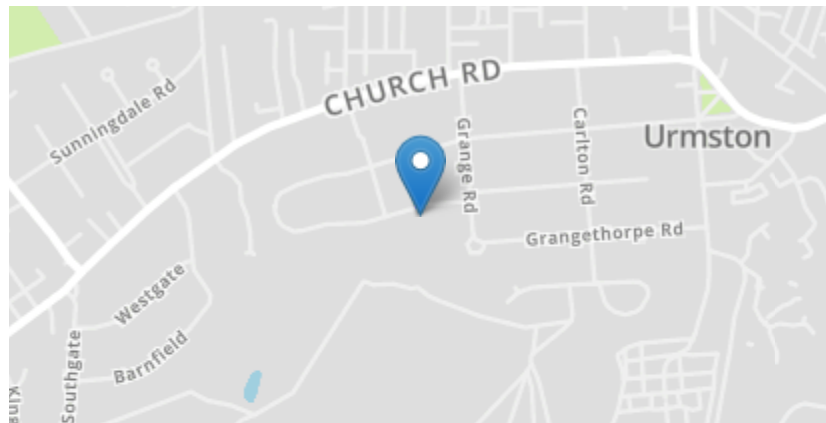
When was the property last rewired? Understand the house was rewired in 2015

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? Relocate

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			
		67	85
England, Scotland & Wales		EU Directive 2002/91/EC	

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