



# CHURCHGATE URMSTON

OFFERS OVER

## £425,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



## VITALSPACE

INDEPENDENT ESTATE AGENTS





# Churchgate, Urmston, M41 9LE

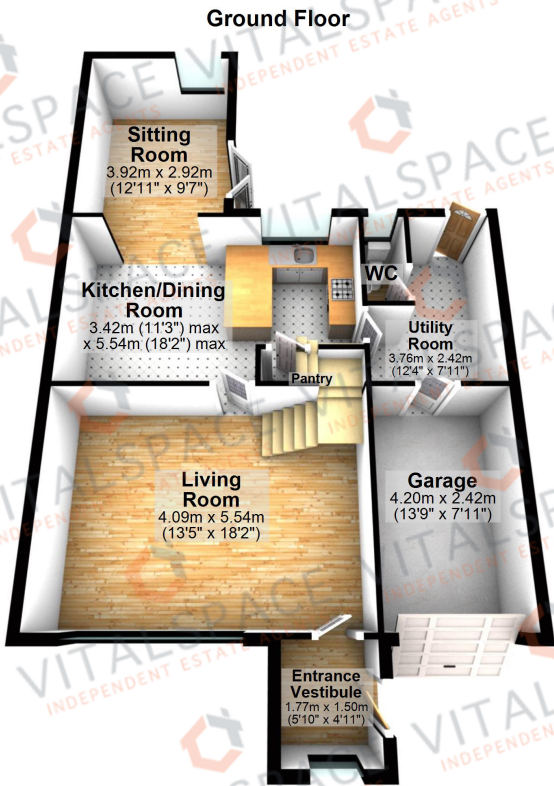
**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this superb extended link detached house located on a sought after cul-de-sac within the heart of Urmston. Churchgate can be found just off the main Stretford Road and is convenient for local schools and transport links. An internal viewing will reveal an entrance porch, generous open plan living room, tastefully fitted modern kitchen, a spacious dining room, plus the added benefit of a separate extended sitting room. A useful utility room, downstairs WC and access into an integral garage can also be found on the ground floor level. To the first floor there are three well balanced bedrooms and a three piece family bathroom alongside a separate WC. Externally to the front of the property a driveway provides off road parking leading up to an integral garage. To the rear, a split level, landscaped garden can be found which is mainly laid to lawn with well stocked borders and a large paved patio area suitable for a table and chairs during those summer months. A consistently popular and prominent position within catchment to excellent schools such as Urmston Grammar, close to open walks over Urmston meadows and well connected via Urmston train station, local road networks and major motorways to Manchester City Centre, Trafford Centre, Sale, Altrincham and beyond. Urmston town centre is close by with its array of shops, bars and eateries. An internal inspection comes highly recommended.











## Features

- Three Bedrooms
- Link detached property
- Quiet cul-de-sac
- uPVC Double Glazing
- Gas central heating
- Extended accommodation
- Stunning presentation
- Landscaped rear garden
- Garage and driveway
- Utility room & downstairs WC

## Frequently Asked Questions

How long have you owned the property for? 8.5 years

When was the roof last replaced? Yes

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

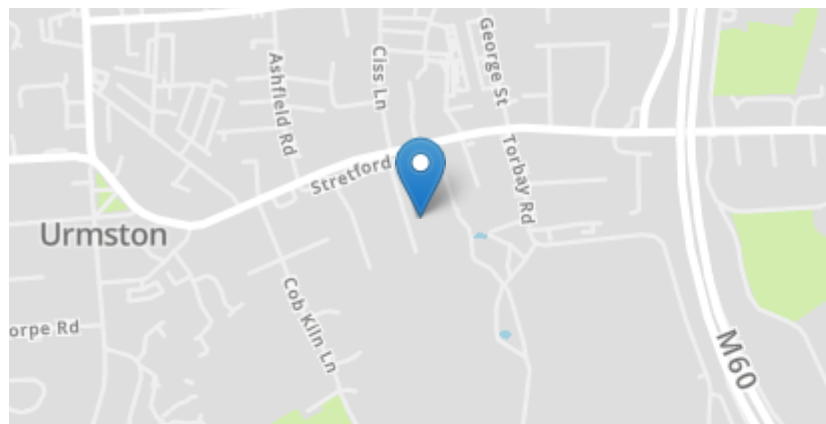
When was the property last rewired? Yes, 2016

Which way does the garden face? South West facing rear garden

Are there any extensions and if so when were they built? Yes, reception room during the 80's

Reasons for sale of property? Moving overseas

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>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>70</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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