



CHURCH ROAD
URMSTON

£305,000

- 2 BEDROOMS
- 1 BATHROOM
- 2 RECEPTIONS
- BAND C



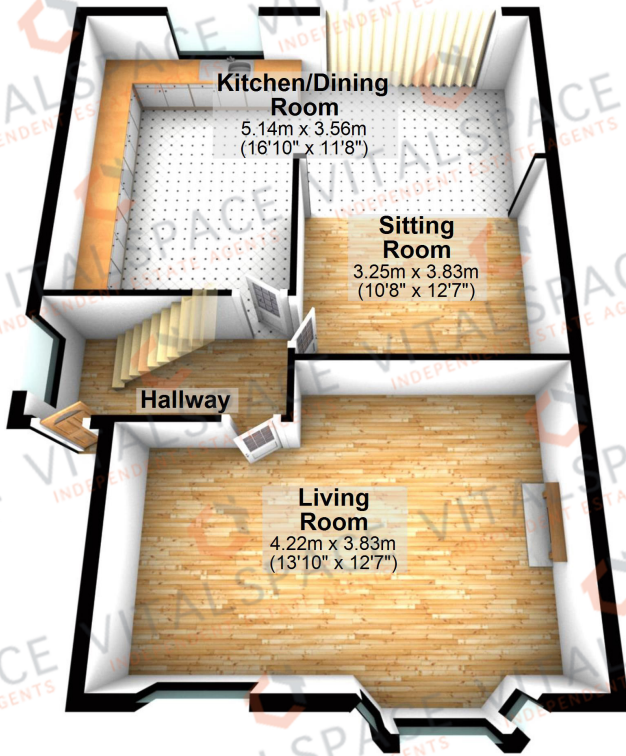
Church Road, Urmston, M41 6HD

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this exceptionally well presented and tastefully extended TWO DOUBLE BEDROOM semi detached property situated on Church Road, a highly desirable Urmston road. This property has been reconfigured to provide versatile accommodation which briefly comprises; a welcoming hallway, a spacious bay fronted living room and a generously sized sitting room which opens into an impressive open plan breakfast kitchen with doors opening out into the rear garden. Stairs rise from the entrance hallway to the first floor level where two large bedrooms can be found alongside an four piece tiled bathroom. Externally to the front of this property, a shaped lawned garden can be found alongside a generous paved driveway providing excellent off road parking facilities. To the rear, a second driveway provides further off road parking leading up to the detached garage. There is also a shaped lawn garden with a large paved patio area, a host of plants and bushes and timber fenced boundaries. Perfectly positioned for Urmston town centre yet enjoying a more peaceful setting. Urmston town centre has an excellent range of shops, general services and restaurants. There





Ground Floor



First Floor



Features

- Two double bedrooms
- Semi detached property
- Open plan breakfast kitchen
- Impressive corner plot
- Highly desirable home
- Gas central heating
- uPVC double glazing
- Two large reception rooms
- Luxury Four piece bathroom
- Detached garage and driveway

Frequently Asked Questions



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		67
(39 to 54) E	52	
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland EU Directive 2002/91/EC		