



BEST
ESTATE AGENT GUIDE
AWARDS 2023
OVERALL WINNER
SALES
AWARDED FOR
MARKETING | SERVICE | RESULTS

NEWTON ROAD
URMSTON

OFFERS OVER

£560,000

 5 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Newton Road, Urmston, M41 5AE

****CENTRAL URMSTON LOCATION** - **ARRANGED OVER FOUR FLOORS** - **VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculately presented, significantly enhanced period mid terrace home located in the centre of Urmston, ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. This spacious FIVE DOUBLE BEDROOM period home is finished to a high standard with accommodation arranged over four floors measuring approximately 2282 SQFT. The flexible and desirable living accommodation has been upgraded by our clients in recent years to provide all of today's modern day luxuries whilst still retaining a host of original period features. In brief, this family home briefly comprises; porch, a warm and welcoming entrance hallway, a bay fronted living room with a multi fuel fire and bespoke fitted cupboards, a useful downstairs WC, a generously sized sitting room which opens into a stunning contemporary breakfast kitchen with a central island with access out into the rear garden.. The kitchen itself comes complete with a host of 'shaker' style wall and base units with contrasting granite worksurfaces and splash back with a range of integrated appliances including a dishwasher, fridge/freezer and a hob. To the first floor, a shaped landing provides entry into three of the five well proportioned bedrooms and a contemporary three piece tiled bathroom alongside a conveniently situated utility room. Stairs rise from the first floor landing to the second floor level where two further double bedrooms can be found serviced by a modern three piece shower room. A further benefit of this tastefully presented family home includes useful cellars chambers, ideal for conversion or dry storage. Externally to the front of the property, there is a well maintained garden and a pathway leading up to the entrance door. The rear garden itself is paved, ideal for alfresco dining during those summer months with timber fenced boundaries and double gates opening to the rear to provide off road parking if required. Further benefits include an electrical re-wire in 2019 and a new roof in 2021. An internal inspection is essential to appreciate the space and character available. Contact VitalSpace for further information or to arrange an internal inspection.







Features

- Five bedrooms
- Period mid terrace
- Gas central heating
- Central Urmston location
- Original period features
- Stunning breakfast kitchen
- Useful cellar chambers
- 2282 Sqft / 212 SQm
- Arranged over four floors
- Immaculate Condition

Frequently Asked Questions

How long have you owned the property for? 4 years

When was the roof last replaced? Re roofed in 2021

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

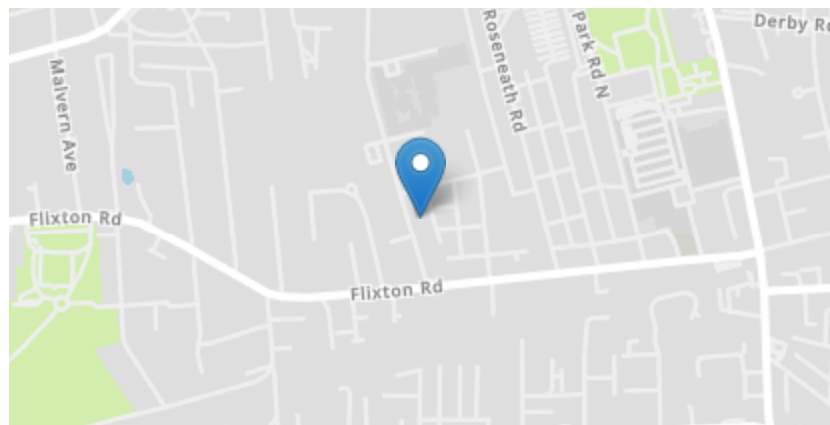
When was the property last rewired? Yes, in 2019

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Loft conversion in 2021

Reasons for sale of property? Relocation

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			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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