



NEWTON ROAD  
URMSTON

OFFERS OVER

£300,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 NO CHAIN



VITALSPACE  
INDEPENDENT ESTATE AGENTS





## Newton Road, Urmston, M41 5AE

**\*\*CENTRAL URMSTON LOCATION\*\* - \*\*MODERNISATION REQUIRED - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this **THREE BEDROOM** semi detached property situated on a quiet residential road in Urmston. Located within walking distance of the town centre, this desirable property requires significant modernisation but would make an ideal family home. Benefiting from gas central heating, the accommodation briefly comprises; porch, a warm and welcoming entrance hallway with double doors leading into a good sized bay fronted living room alongside a well proportioned dining room which opens into a fitted kitchen. A useful garage can be found to the side of the property with an extended study/home office to the rear. Stairs rise to the first floor where a shaped landing provides entry into three spacious bedrooms and a three piece bathroom. Externally, as mentioned, this property is positioned within minutes walk of central Urmston and benefits from generous off road parking facilities leading up to an attached garage. The rear garden itself is east facing and packed full of mature plants, trees and shrubs with an ideal area for a BBQ during those summer months. Conveniently placed to enjoy the ever growing selection of amenities including local shops, bars and restaurants as well as being within walking distance to Urmston train station. Offered for sale with no onward chain, contact VitalSpace Estate Agents for further information or to arrange an internal inspection.



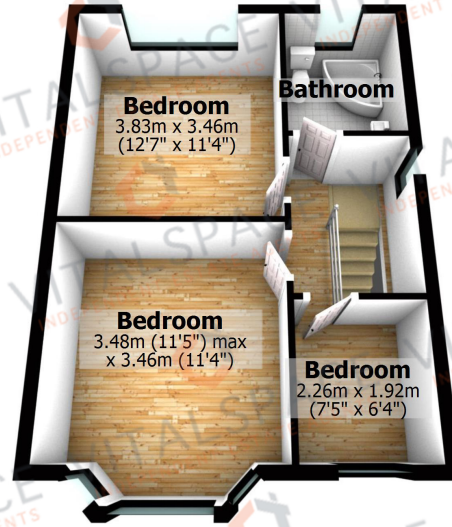




## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Popular central location
- Modernisation required
- No onward chain
- Driveway and garage
- Open plan dining kitchen
- Walk into Urmston
- Gas central heating
- Viewing advised

## Frequently Asked Questions

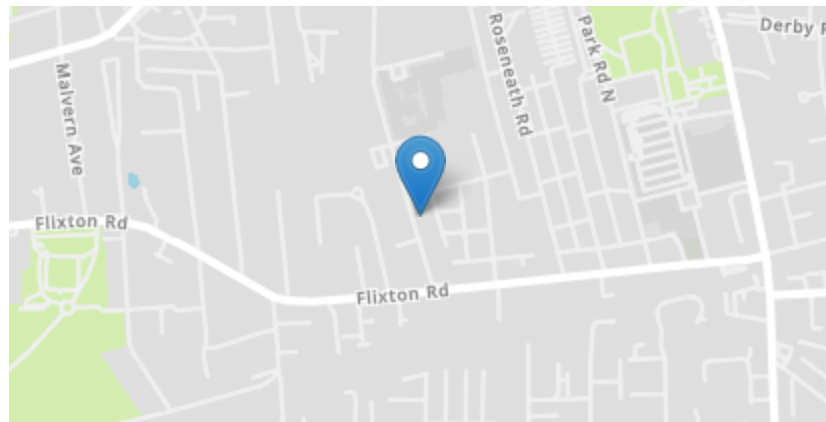
How long have you owned the property for? 20 years +

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Yes, pre purchase

Reasons for sale of property? Sales of parents home - probate sale

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)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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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