



DERBY ROAD
URMSTON

£625,000

 4 BEDROOMS

 2 BATHROOMS

 4 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS

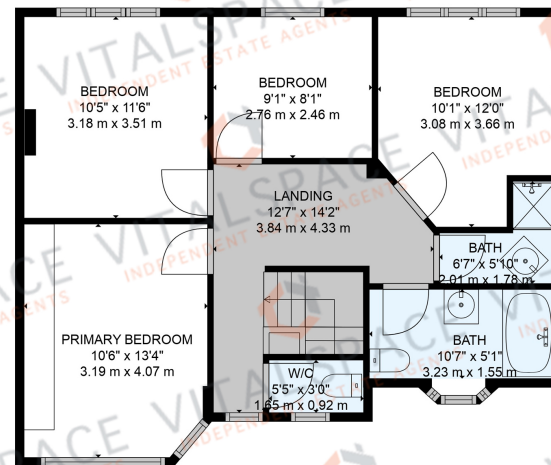
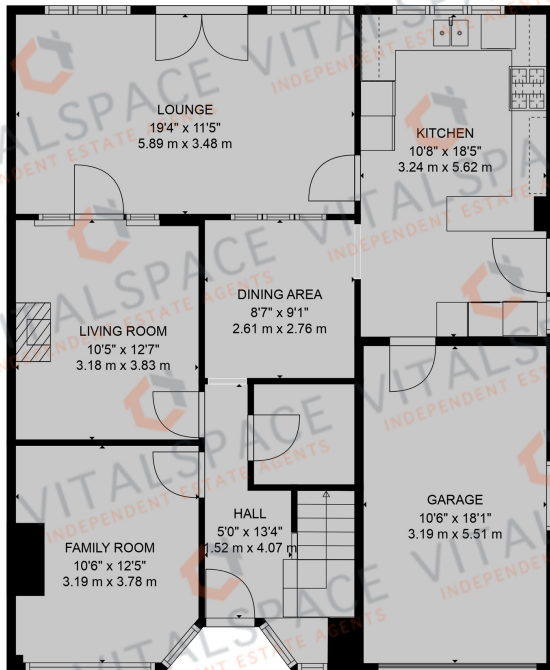


Derby Road, Urmston, M41 0UF

Nestled within a highly sought location on Derby Road in Urmston, VitalSpace Estate Agents are proud to present this charming FOUR BEDROOM semi detached family residence positioned on one of Urmston's most desirable roads, a stones throw from the town centre. This impressive, extended home is the largest of this build and benefits from a tasteful extension to the ground floor and first floor. Step inside and you're welcomed by a bright hallway that draws you into a series of beautifully styled reception rooms. To the front of the property, a spacious bay fronted sitting room is perfect for cosy evenings, while the adjoining living room is ideal for gathering with family and friends. At the heart of the home lies the stunning dining kitchen, complete with a comprehensive range of high gloss cabinetry with contrasting worksurfaces alongside a breakfast bar with space for seating make this an enviable space for entertaining. Access into a dining area can be found via the kitchen creating a seamless dining kitchen experience. A further 19ft reception room can be found to the rear of the property, offering flexibility, whether you need a large family room, playroom or simply a quiet retreat. Double uPVC doors open out to the garden, meaning summer barbecues and family celebrations flow effortlessly from indoors to out. Stairs rise to the first floor landing where four generously sized bedrooms provide comfort for every member of the household. The principal bedroom, with its bay window and fitted storage, offers a serene retreat at the end of the day. Two modern bathrooms and a separate WC ensure busy mornings run smoothly. Externally, without doubt, one of the main attracting features of this property is the large garden plot. Set back from Derby Road, an attractive garden and driveway add to the home's kerb appeal and provide ample parking leading up to an attached integral garage. To the rear, the well tended private garden is perfect for playtime, alfresco dining, or simply a tranquil space to unwind. Mature planting and a spacious lawn create a safe, green backdrop for family life. As mentioned, this property is positioned in a wonderful free lined location just off Crofts Bank Road, just minutes walk from central Urmston and its array of independent shops and cafes. Both Golden Hill and Davyhulme Parks are within close proximity as well as the highly regarded Urmston Grammar School. Trafford schools are some of the best in the UK and this property is within the catchment area for several outstanding primary schools. Both Trafford Park and the North West motorway network are easily accessible providing superb access across the region.







Features

- Four spacious bedrooms
- Semi detached property
- Extended accommodation
- Prestigious Urmston location
- Four reception rooms
- Large secluded garden
- Integral garage & driveway
- 1594 Sqft / 148 Sqm
- Ideal family home
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 26 years

When was the roof last replaced? Yes, new roof in 2008

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

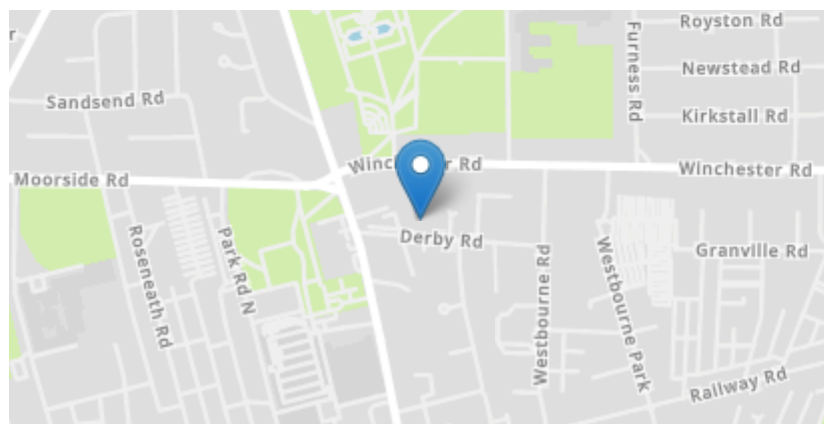
When was the property last rewired? Yes, 1999 and extension in 2008

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Yes, 2008

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.



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