



ANCHORAGE ROAD  
URMSTON

£400,000

3 BEDROOMS

1 BATHROOM

3 RECEPTIONS

EPC GRADE:- D



VITALSPACE  
INDEPENDENT ESTATE AGENTS

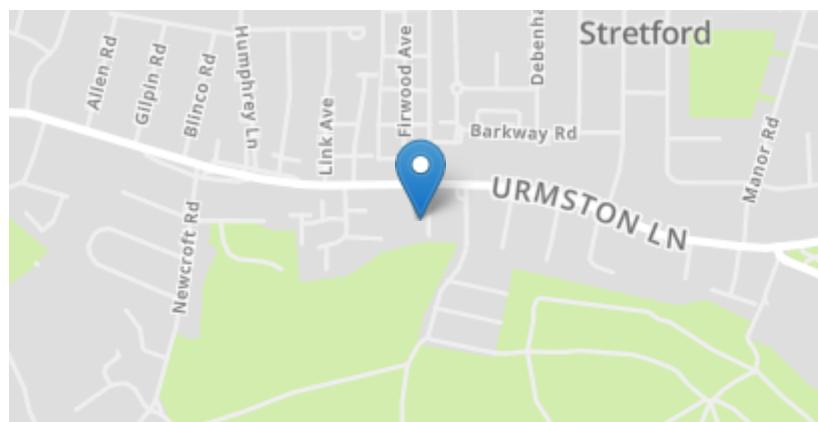


# Anchorage Road, Urmston, M41 9WW

\*\*VIDEO TOUR\*\* - \*\*QUIET CUL-DE-SAC\*\* - \*\*NO ONWARD CHAIN\*\* - VITALSPACE ESTATE AGENTS are delighted to offer for sale this beautifully presented THREE BEDROOM link detached family home, designed for modern living. Positioned within a peaceful cul-de-sac in Urmston, just off Stretford Road, this home blends bright, versatile living with practical family friendly spaces. The ground floor is perfect for day to day life and entertaining and briefly comprises; a welcoming living room which flows into an impressive open plan kitchen and dining area, while a spacious conservatory brings the outdoors in, perfect for relaxed family meals or catching up with friends. A conveniently placed utility room and downstairs WC complete the ground floor accommodation. Upstairs, three well proportioned bedrooms and a contemporary tiled three piece bathroom provide restful retreats for the whole family. Externally, a block paved driveway with EV charging caters for multiple vehicles, leading up to an integral garage providing excellent storage. The rear garden offers a generous lawned area and patio, ideal for summer barbecues, alfresco dining, or a safe space for children to play. Located close to a range of excellent schools, independent cafés, local shops, and parks, with easy access to the motorway network, this home perfectly combines comfort, convenience, and family friendly living. An internal inspection comes highly recommended. Contact VitalSpace Estate Agents on for further information.







VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Features

- Three Bedrooms
- Link detached property
- No onward chain
- Open plan dining kitchen
- Quiet cul de sac location
- 74 Sqm / 797 Sqft
- Driveway and integral garage
- Utility and downstairs WC
- Immaculate Condition
- Viewing highly recommended

## Frequently Asked Questions

How long have you owned the property for? 5.5 years

When was the roof last replaced? Not during ownership

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

When was the property last rewired? Not during ownership

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Conservatory - pre purchase

Reasons for sale of property? Moving oversea's

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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