



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.





## 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

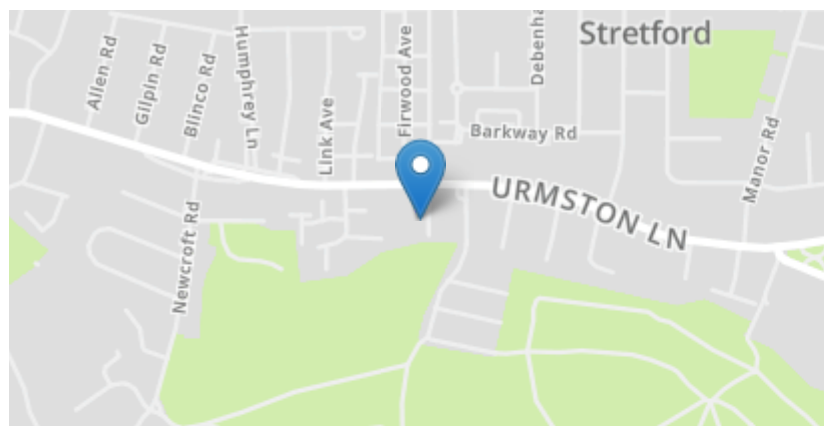
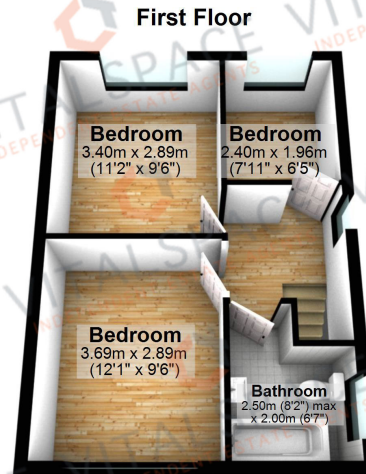
When was the property last rewired? Not during ownership

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 overseas

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	71
(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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