



BRENTWOOD AVENUE  
URMSTON

£382,500



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Brentwood Avenue, Urmston, M41 0XD

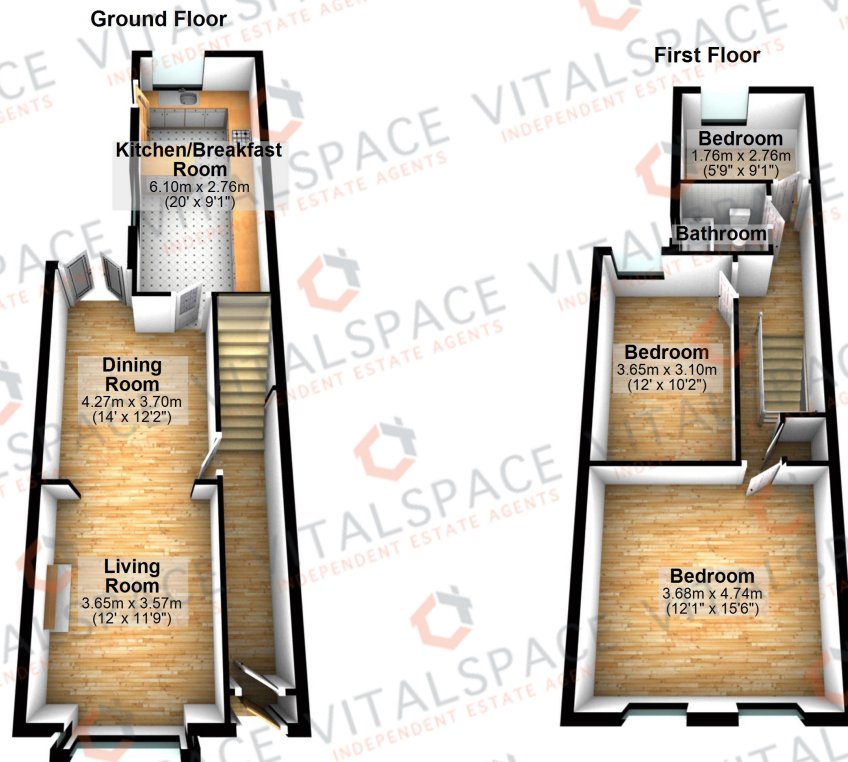
**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this attractive THREE BEDROOM period terrace property located in the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. Located on a quiet cul-de-sac just off Westbourne Road, in brief this well presented property comprises; a warm and welcoming entrance hallway, a spacious bay fronted living room with a decorative log burning fire which opens into a generously sized dining room with a 20ft extended breakfast kitchen beyond. The kitchen itself comes complete with a comprehensive range of wall and base units with a breakfast bar and space for seating. To the first floor there are three good size bedrooms and a recently updated, tiled family bathroom with a three piece white suite. Externally to the rear of the property, an enclosed south facing low maintenance garden can be found alongside a paved patio seating area suitable for alfresco dining during those summer months. Offered for sale with no onward chain. An impressive and spacious period property in a convenient Urmston location which simply must be inspected to be fully appreciated. To arrange a viewing contact VitalSpace Estate Agents.











## Features

- Three bedrooms
- Victorian Terraced House
- South Facing Garden
- Two reception rooms
- 20ft breakfast kitchen
- Quiet cul-de-sac
- No onward chain
- Walk into Urmston
- Close To Local Amenities
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2021

When was the roof last replaced? Not during ownership

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

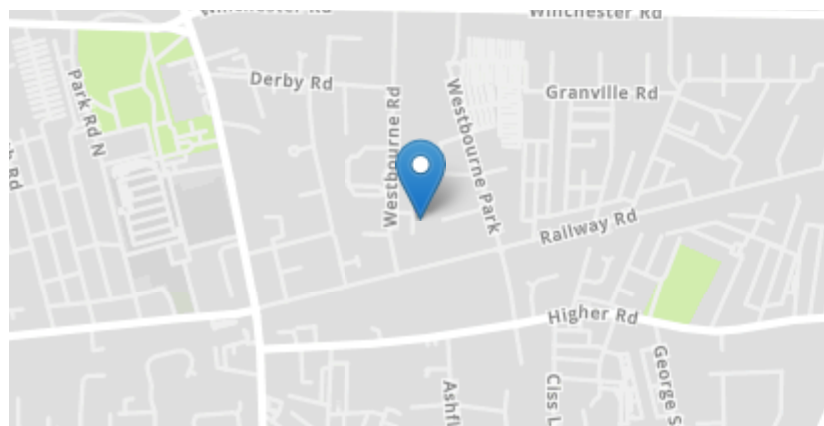
When was the property last rewired? Updated consumer unit in 2024

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Living 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	82
EU Directive 2002/91/EC		
England, Scotland & Wales		

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