



GLOUCESTER ROAD  
URMSTON

£330,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

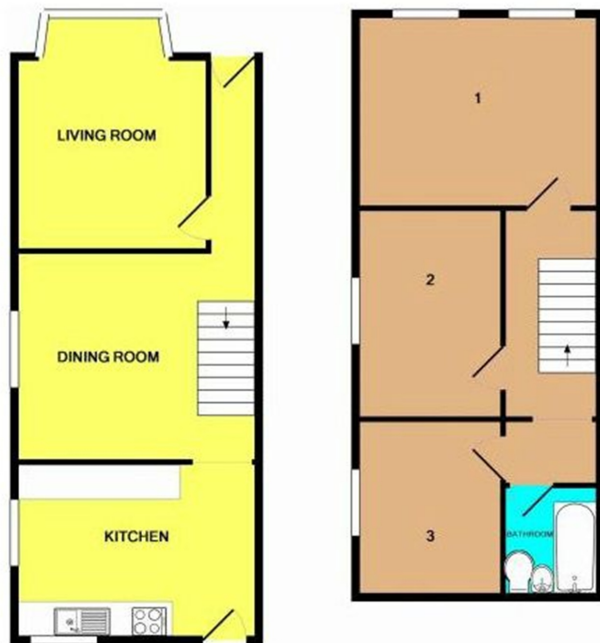


# Gloucester Road, Urmston, M41 9AE

**\*\*VIDEO TOUR\*\* - \*\*CENTRAL URMSTON LOCATION\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this delightful THREE BEDROOM period end terrace property situated on the ever popular Gloucester Road. Located in Urmston Town Centre, this desirable property is presented to an immaculate standard, warmed by gas central heating and benefits from being fully double glazed throughout. In brief, the attractive property comprises; entrance hallway, bay fronted living room, dining room and a large fitted kitchen. To the first floor there are three bedrooms and a contemporary three piece bathroom. Externally, an enclosed courtyard can be found to the rear of the property providing ample space for a table and chairs during those summer months. This property is packed full of original touches such as an exposed brick feature wall in the kitchen and a cast iron fireplace. Situated just a short stroll from Urmston town centre, this period home is 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. An internal inspection comes highly recommended. Contact VitalSpace Estate Agents for further information or to arrange an internal





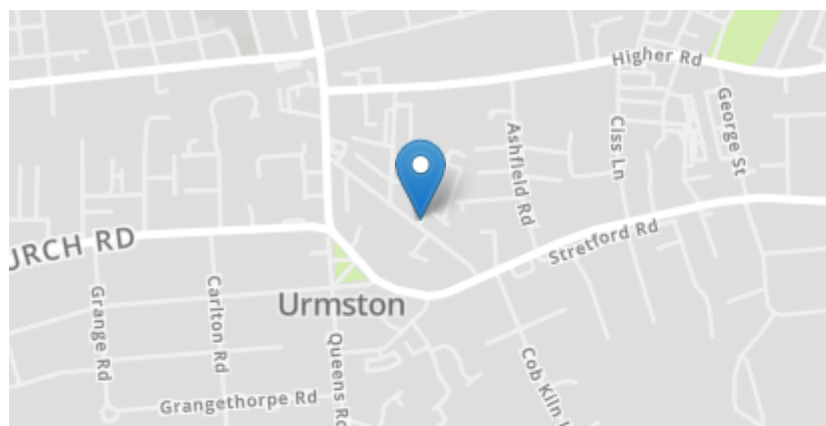


GROUND FLOOR  
APPROX. FLOOR  
AREA 490 SQ.FT.  
(45.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 472 SQ.FT.  
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 76        |
| (55-68)                                     | <b>D</b> | 56                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

## Features

- Three Bedrooms
- End terrace property
- Gas central heating
- Stunning condition
- Two reception rooms
- Private rear courtyard
- Original period features
- Central Urmston location
- Deceptively spacious
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? Yes, pre purchase

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

When was the property last rewired? Unknown

Which way does the garden face? North East rear courtyard

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

Reasons for sale of property? Upsize

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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