



## LINK AVENUE URMSTON

OFFERS OVER

# £260,000



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- TBC



### VITALSPACE

INDEPENDENT ESTATE AGENTS





## Link Avenue, Urmston, M41 9NJ

**\*\*VIDEO TOUR\*\*** - VitalSpace Estate Agents are pleased to offer for sale an immaculately presented, conveniently located TWO BEDROOM semi detached property situated on a quiet Urmston cul-de-sac. Located within close proximity to both Urmston and Stretford as well as major transport links this attractive property would be best suited to a first time purchaser. In brief the attractive accommodation comprises; entrance hallway, through living dining room and a modern fitted kitchen. Stairs rise to the first floor level where a shaped landing provides entry into two well proportioned bedrooms and a contemporary three piece shower room. The property is warmed by gas central heating and is fully uPVC double glazed. Externally to the front there is a walled palisade whilst to the rear there is a mainly lawned garden with a gravel area and timber fenced boundaries. Positioned equidistant to both Urmston and Stretford town centre's and is within walking distance to Humphrey Park train station. This home is presented to the highest of standards making viewing essential. Contact VitalSpace Estate Agents for further information.

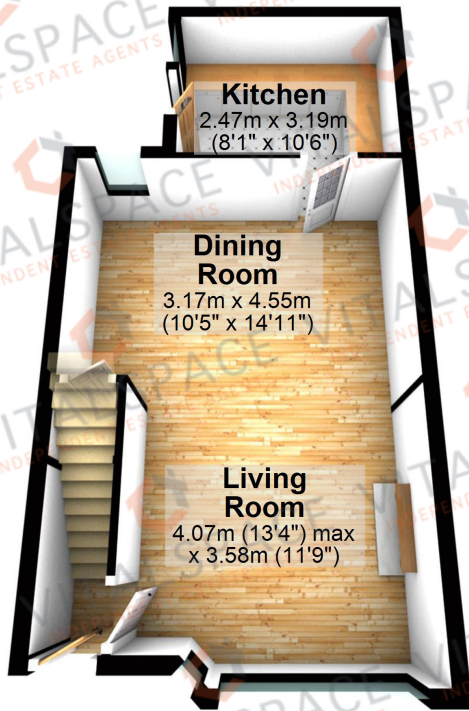








### Ground Floor



### First Floor



## Features

- Two spacious bedrooms
- Semi detached property
- Immaculate Presentation
- Ideal first time purchase
- Convenient location
- uPVC double glazing
- Modern shower room
- Quiet cul de sac
- Ideal for amenities
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 7 years

When was the roof last replaced? Repaired but not replaced

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

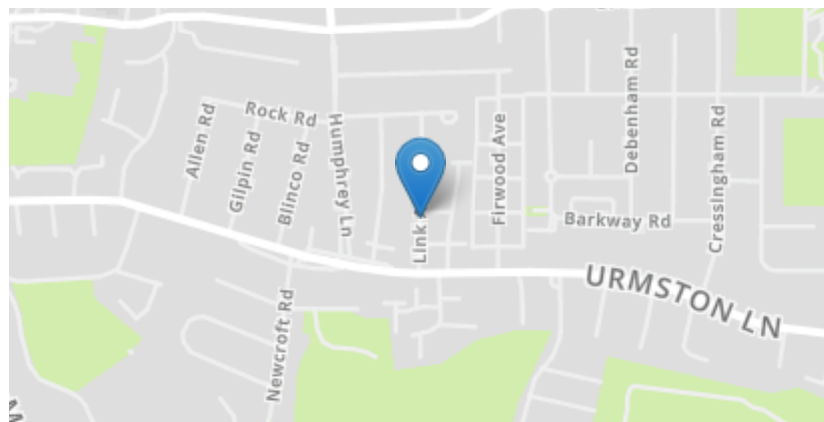
When was the property last rewired? No

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built?  
Kitchen extension

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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