

**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023  
**OVERALL WINNER**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS



LIME AVENUE  
URMSTON

OFFERS OVER

£330,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

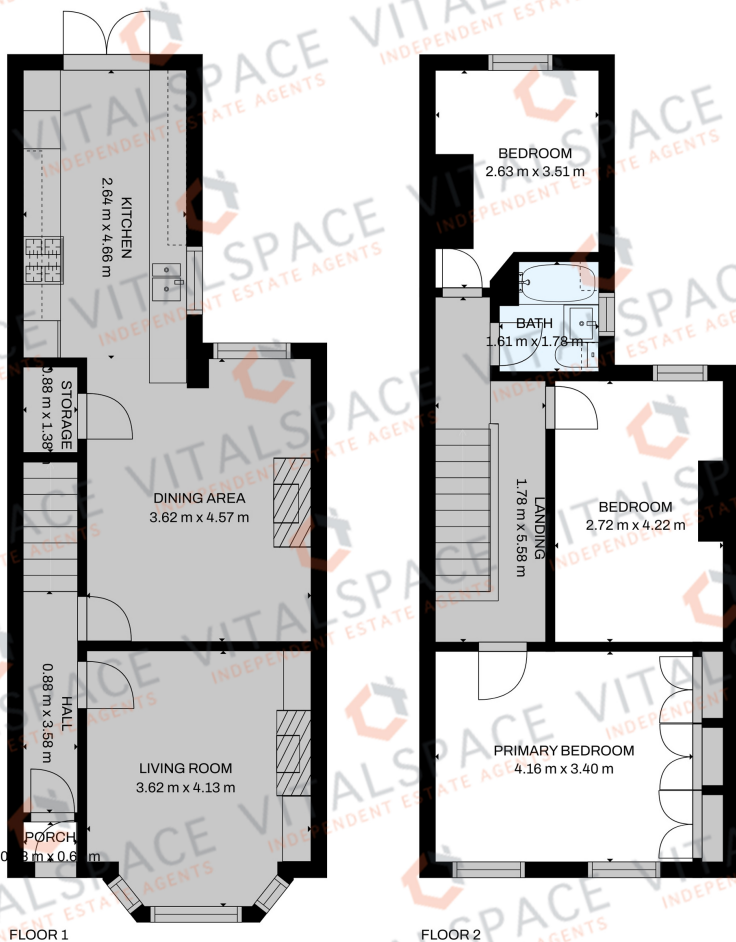


## Lime Avenue, Urmston, M41 5DB

**\*\*VIDEO TOUR\*\* - \*\*WALK INTO URMSTON\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this immaculately presented **THREE DOUBLE BEDROOM** period mid terrace property located within walking distance of both Abbotsfield Park and Urmston town centre. This sizeable property boasts character and original features in abundance with accommodation which briefly comprises; a warm and welcoming entrance hallway, a generously sized bay fronted living room, a spacious dining room and a good sized breakfast kitchen with double doors opening out into the rear garden. To the first floor there are **THREE** bedrooms and a contemporary tiled three piece bathroom. Externally to the front of this attractive property, there is a pleasant walled garden and pathway to the front door whilst to the rear there is an enclosed courtyard with artificial grass, walled for privacy with ample space for alfresco dining during those summer months. Perfectly situated within walking distance to 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. Contact VitalSpace Estate Agents for further information or to arrange a viewing.







## Features

- Three double bedrooms
- Mid period terrace
- Original character features
- Gas central heating
- uPVC double glazing
- Modern breakfast kitchen
- Contemporary bathroom
- Walk into Urmston
- Pleasant courtyard garden
- Viewing advised

## Frequently Asked Questions

Tenure - Freehold

Council Tax Band C

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

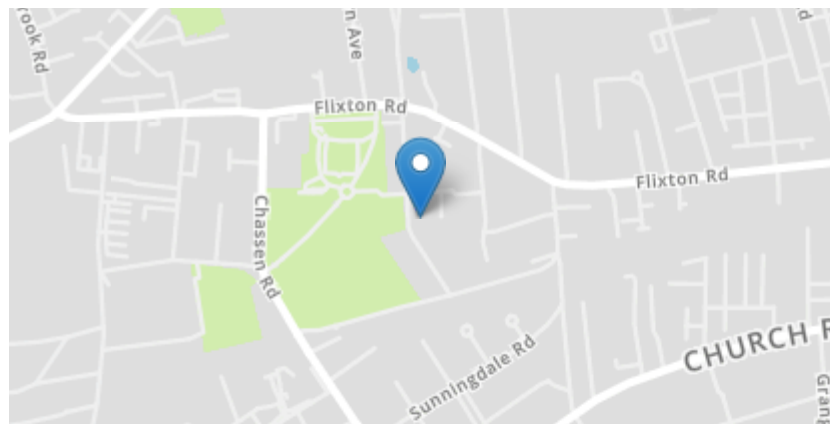
When was the property last rewired? Updated electrics in Feb 2022

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Move closer to family

If you would like to submit an offer on this property, please visit our website - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(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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