



RICHMOND AVENUE
URMSTON

£285,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

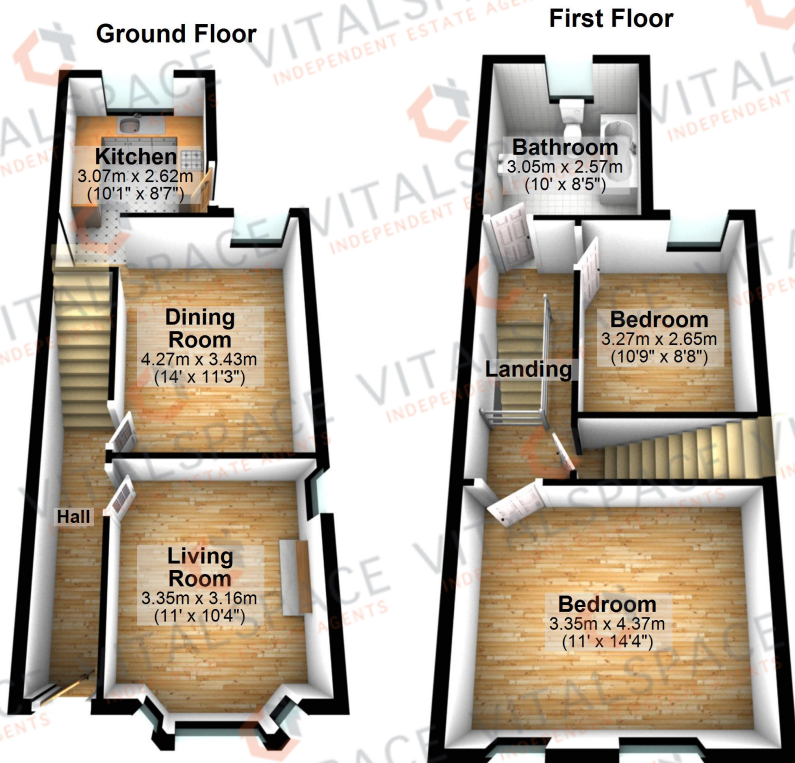


Richmond Avenue, Urmston, M41 0XX

****WALK INTO URMSTON** - **USEFUL LOFT ROOM** - VITALSPACE ESTATE AGENTS** are delighted to offer for sale this superbly presented, TWO DOUBLE BEDROOM bay fronted period terrace property situated in the heart of Urmston town centre. To the front of the property, a gated, low maintenance entrance sets a welcoming tone. Upon entering, you are greeted by an attractive tiled hallway with access into a generously proportioned living room, tastefully decorated in neutral tones and featuring a charming chimney breast and bespoke traditional cupboards adding both character and warmth to the space. A separate dining room offers the perfect setting for entertaining or intimate meals, with entry into a contemporary kitchen. The kitchen itself is fitted with a range of high gloss wall and base units, complementary work surfaces, tiled splashback, and integrated appliances including an oven, hob, fridge/freezer and an extractor fan. Upstairs, the property boasts two spacious double bedrooms, along with an impressive tiled four piece family bathroom, complete with a freestanding bath and a separate shower for added convenience. A paddle staircase rises from the first floor landing up to a useful loft room, ideal for storage or a home study/office space. Externally, to the rear, a low maintenance WEST facing, part fenced, part walled courtyard provides a suitable space for alfresco dining during those summer months. This desirable period home is 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. An internal inspection is strongly recommended. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Two double bedrooms
- Period mid terrace property
- Useful loft room
- Walk into Urmston
- Immaculate condition
- Low maintenance courtyard
- Two reception rooms
- uPVC double glazing
- Modern fitted kitchen
- Viewing advised

Frequently Asked Questions

How long have you owned the property for? 6 years

When was the roof last replaced? No

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

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? 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
EU Directive 2002/91/EC		
England, Scotland & Wales		