



ELLASTON DRIVE  
URMSTON

£550,000

 3 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:-



VITALSPACE  
INDEPENDENT ESTATE AGENTS





# Ellaston Drive, Urmston, M41 0XB

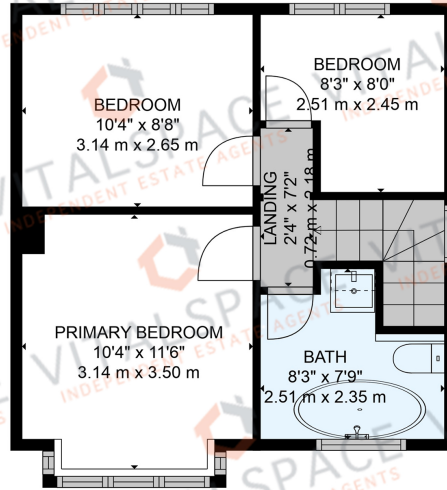
**\*\*VIDEO TOUR\*\* - \*\*QUIET URMSTON CUL-DE-SAC\*\* - VITALSPACE ESTATE**  
AGENTS are pleased to offer to the sales market this superbly presented, extended THREE BEDROOM detached family residence located within minutes walk of Urmston town centre. If you are looking for a conveniently located property finished to a high standard, this attractive family home could be for you. In brief the deceptively spacious accommodation comprises; a warm and welcoming entrance hallway, a generously sized 20ft bay fronted living room which leads into an impressive extended dining kitchen with double doors opening out into the West facing rear garden. The kitchen itself comes complete with a contemporary range of base units with contrasting worksurfaces above with ample space for a large dining table and chairs if required. Access into a versatile second reception room can also be found via the dining kitchen, currently used as a study by our client but could be used as a ground floor bedroom is required. A luxury four piece tiled bathroom can also be found on the ground floor, complete with a separate shower cubicle and roll top bath. To the first floor level, a shaped landing gives entry into three well proportioned bedrooms alongside a contemporary three piece. Externally, this property is approached via a large driveway providing ample off road parking for multiple vehicles. The rear garden, without doubt is a real treat, West facing in direction enclosed by timber fencing. This secluded space is mainly laid to lawn with a selection of mature plants, trees and bushes alongside a tegula block paved patio area. Situated just a short distance from Urmston town centre, ideally placed to enjoy the ever growing selection of amenities including local shops, bars and restaurants as well as being within walking distance to Urmston train station. An internal inspection is essential to appreciate the space and character available. Contact VitalSpace for further information or to arrange an internal inspection.











## Features

- Three bedrooms
- Detached family home
- Central Urmston location
- Large private garden
- Open plan dining kitchen
- Quiet cul de sac
- Ground floor bathroom
- Immaculate Condition
- uPVC double glazing
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 12 Years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating / last serviced 2022

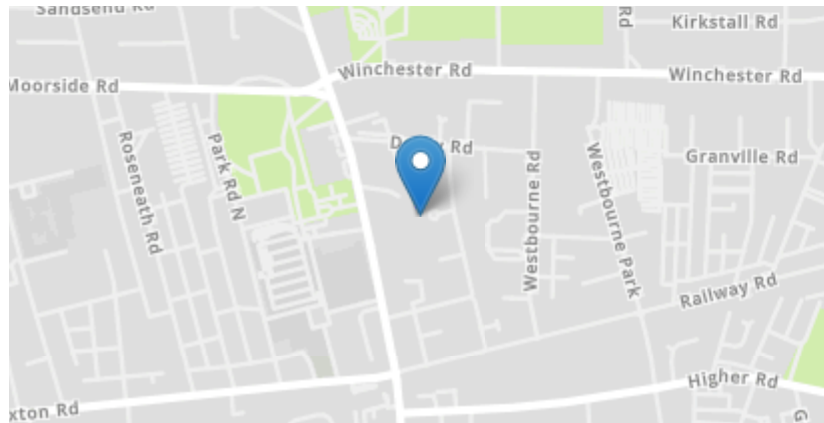
When was the property last rewired? Partial

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Rear Extension 2011

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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