



GROSVENOR ROAD
URMSTON

£350,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

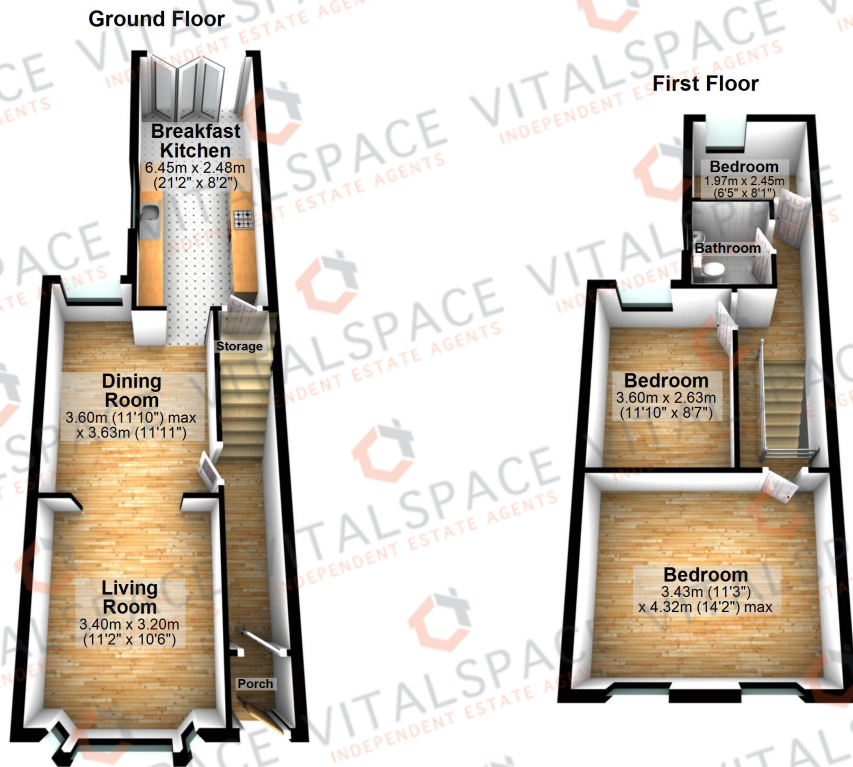


Grosvenor Road, Urmston, M41 5AQ

****CENTRAL URMSTON LOCATION** - **NO ONWARD CHAIN** -**
VITALSPACE ESTATE AGENTS are pleased to offer for sale this spacious, immaculately presented period home 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. The tastefully decorated accommodation is arranged over two floors and briefly comprises; a welcoming entrance hallway, attractive bay fronted living room which opens into a generously sized dining room alongside an extended breakfast kitchen complete with a host of 'Shaker' style wall and base units with a breakfast area beyond. Bi-folding doors lead from the breakfast kitchen into the low maintenance rear courtyard garden. To the first floor, a shaped landing provides entry into three generously sized bedroom and a modern three piece white bathroom. Further benefits of this desirable period property include gas central heating and uPVC double glazing. Externally to the front of the property, a paved ornate garden with pathway leads up to the front door alongside a walled and gated garden. To the rear, a pleasant walled courtyard provides a suitable space for alfresco dining during those summer months. An internal inspection is strongly recommended. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Three bedrooms
- Period Mid Terrace Property
- Central Urmston Location
- Gas Central Heating
- Two Reception Rooms
- Extended breakfast kitchen
- Enclosed Rear Courtyard
- Immaculate presentation
- No onward chain
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 3 years

When was the roof last replaced? No

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

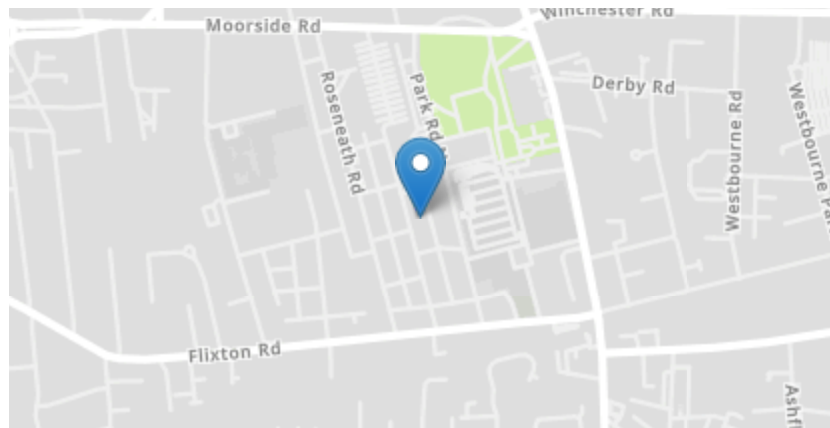
When was the property last rewired? No

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Kitchen - pre purchase

Reasons for sale of property? Moving into partners house

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		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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