



RAILWAY ROAD  
URMSTON

£415,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Railway Road, Urmston, M41 0XW

**\*\*VIDEO TOUR\*\* \*\*IMPRESSIVE SPECIFICATION\*\* - \*\*URMSTON TOWN CENTRE\*\* -**  
VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculately presented and recently renovated THREE BEDROOM semi detached property situated in the heart of Urmston, ideally placed to enjoy the ever growing selection of amenities whilst also being within walking distance to Urmston train station. In brief the extended accommodation comprises; a warm and welcoming entrance hallway with access into a generously sized living room with a feature log burning fire and bespoke fitted furniture. An enviable open plan dining/kitchen forms the hub of this home complete with a range of 'Wren' wall and base units with quartz worksurfaces, a Quooker hot water tap and a host of integrated appliances. The kitchen itself opens into a dining area with ample space for a large table and chairs with double uPVC doors opening out into the rear garden. Stairs rise to the first floor level where three well proportioned bedrooms can be found, complimented by a luxurious three piece tiled bathroom with a shower over bath combination. A pull down ladder from the landing provides entry into a fully boarded loft space with lighting. Externally to the front, a paved driveway provides off road parking which continues down the side of the property to a brick built garage with an up and over garage door. A pleasant garden can be found to the rear of the property with a raised decked patio area ideal for entertaining during those summer months. A timber built garden room constructed in 2021 features underfloor heating and full electrics with CAT 5 cabling, ideal for a home office or gym. Further benefits of this tastefully presented home include new uPVC double glazing and doors installed in 2023, a full replaster and redecoration in 2022 and updated internal doors, radiators and flooring. A full electrical rewire completed in 2019, includes CAT 5 networking throughout, ideal for modern home working, streaming, and smart home connectivity. As mentioned, this desirable home is positioned in a vibrant pocket of Urmston, just a short walk from shops, cafes, and leafy parks. Families will appreciate the selection of local schools, including Urmston Grammar School, while commuters benefit from a five minute walk to the station with frequent direct links to Manchester City Centre and Liverpool as well as easy access to the M60 and M602 motorways. Offering the perfect blend of urban convenience and community spirit, Railway Road is ideal for those seeking a welcoming home in a thriving area. Contact VitalSpace Estate Agents for further information.











## Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Walk into Urmston
- Comprehensively refurbished
- 91 Sqm / 980 Sqft
- Stunning open plan Kitchen
- Garage and driveway
- Luxury tiled bathroom
- Impressive specification

## Frequently Asked Questions

How long have you owned the property for? 9 years

When was the roof last replaced? Flat kitchen roof replaced in 2020

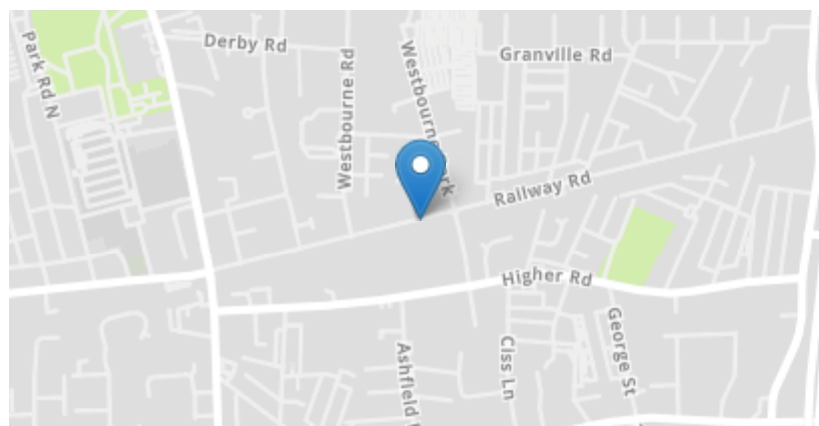
How old is the boiler and when was it last inspected? Gas central heating - serviced in 2025

When was the property last rewired? Full internal rewire in 2019 including CAT 5 networking cable

Which way does the garden face? North facing rear garden

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

Reasons for sale of property? 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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