



STRET福德 ROAD
URMSTON

OFFERS OVER

£475,000

 4 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Stretford Road, Urmston, M41 9LW

****VIDEO TOUR** - **APPROXIMATELY 1950 SQFT** - **NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this superbly presented, tastefully presented FOUR BEDROOM semi detached period home arranged over two floors. Offering space in abundance, this highly desirable period home briefly comprises; a warm and welcoming hallway, a spacious bay fronted 27ft living, a 14ft dining room which opens into a contemporary extended breakfast kitchen. To the first floor a generously sized landing provides entry into four well proportioned bedrooms and a three piece family shower room. A pull down staircase from the master bedroom gives entry into an exceptionally large loft space offering potential for conversion (subject to any required planning permission). Externally to the front of the property, there is a paved driveway providing excellent off road parking facilities. To the rear, an enclosed low maintenance garden can be found with a large paved patio, ideal for alfresco dining during those summer months. The rear garden benefits from timber fenced boundaries and has a garden shed and an external water supply. Situated in a highly desirable area, walking distance to local amenities and eateries.







Ground Floor

First Floor

Attic

Features

- Four bedrooms
- Semi detached property
- Original period features
- Approximately 1950 Sq Ft
- Paved driveway
- Enclosed rear garden
- Popular location
- Walk into Urmston
- No onward chain
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since 1986

When was the roof last replaced? Yes, replaced in 1986

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

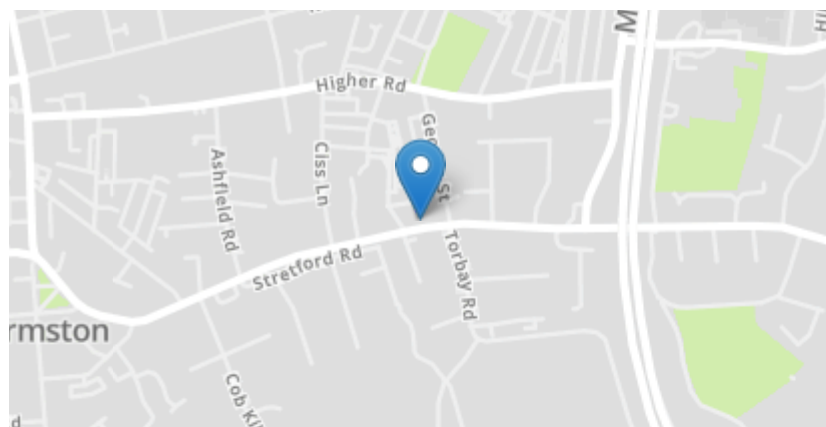
When was the property last rewired? Updated 7 years ago

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Yes, kitchen in 1986

Reasons for sale of property? Downsize

If you would like to submit an offer on this property, please visit our website - 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			
		60	84
England, Scotland & Wales		EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.