



MALVERN AVENUE  
URMSTON

OFFERS OVER

£340,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 BAND C



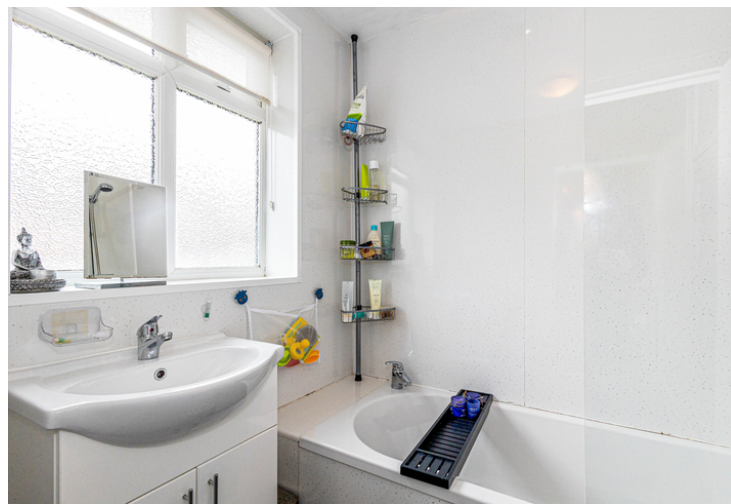
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

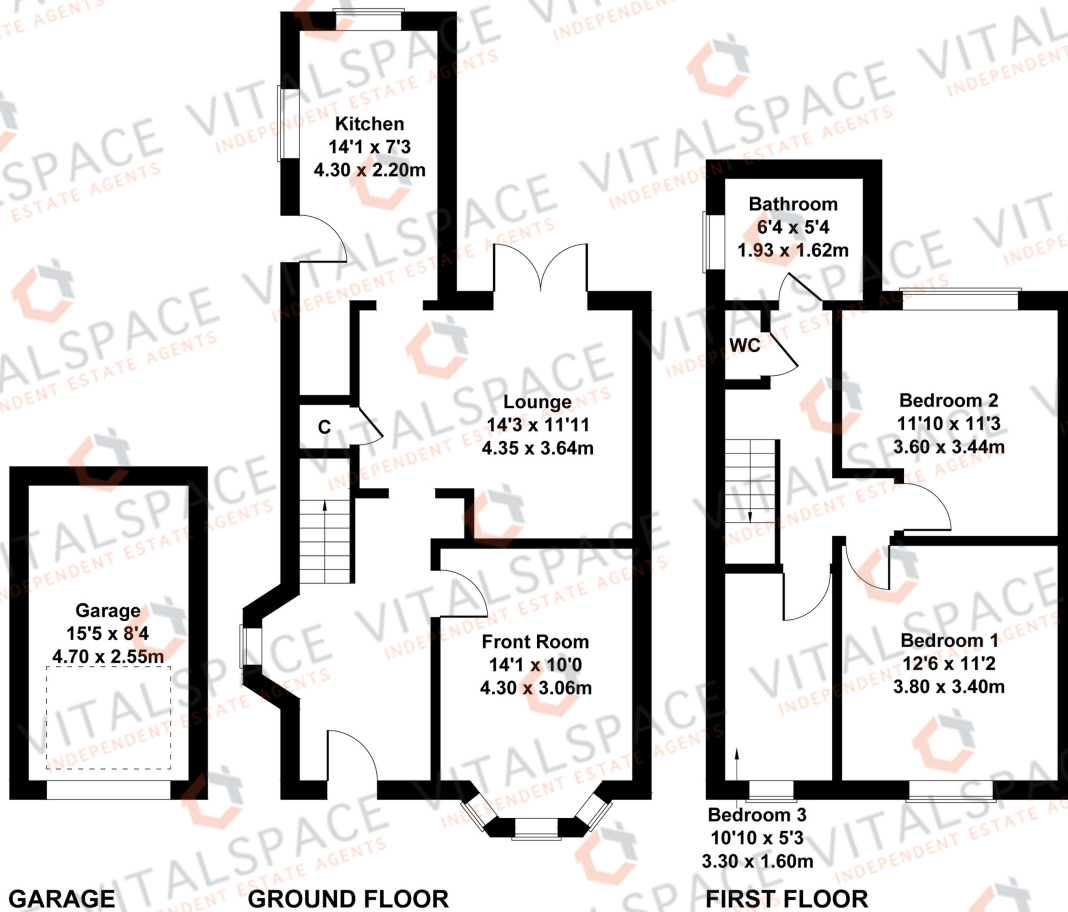


## Malvern Avenue, Urmston, M41 5PL

**\*\*VIDEO TOUR\*\* - \*\*LARGE CORNER PLOT\*\* - \*\*NEW ROOF IN 2019\*\***  
- VITALSPACE ESTATE AGENTS are privileged to offer for sale an impressive, EXTENDED THREE BEDROOM semi detached property situated on a convenient, yet quiet Urmston road. This property has been significantly extended to the rear and offers larger than average family accommodation. In brief this desirable family home briefly comprises; a larger than average welcoming entrance hallway, a spacious bay fronted sitting room, a generously sized 14ft living/dining room alongside a contemporary kitchen. The kitchen itself is fitted with an extensive range of wall and base units with space for a range of appliances with access out into the side garden. To the first floor, a shaped landing gives access into three well-proportioned bedrooms and a modern three piece contemporary three bathroom alongside a separate WC. Externally to the front of the property, a fenced, block paved driveway provides ample off road parking. As mentioned, this property is situated on a generously sized corner plot benefiting from all day sunshine with a side lawned garden and a second driveway leading up to a detached garage. To the rear, a secluded garden can be found with a paved patio area suitable for a table and chairs during those summer months which leads onto a shaped lawned garden. Further benefits of this tastefully presented home include an annually serviced gas central heating system, uPVC double glazing, Virgin high speed broadband, a new roof in 2019 and an electric re-wire in 2010. Ideally located for a number of popular local schools, Trafford General Hospital and is within walking distance to all the amenities of central Urmston. Contact VitalSpace Estate Agents to arrange an appointment or for further information.







**GARAGE**

**GROUND FLOOR**

**FIRST FLOOR**

## Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Large corner plot
- Two driveways
- Garage and gardens
- Walk into Urmston
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 15 years

When was the roof last replaced? New roof in 2019

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

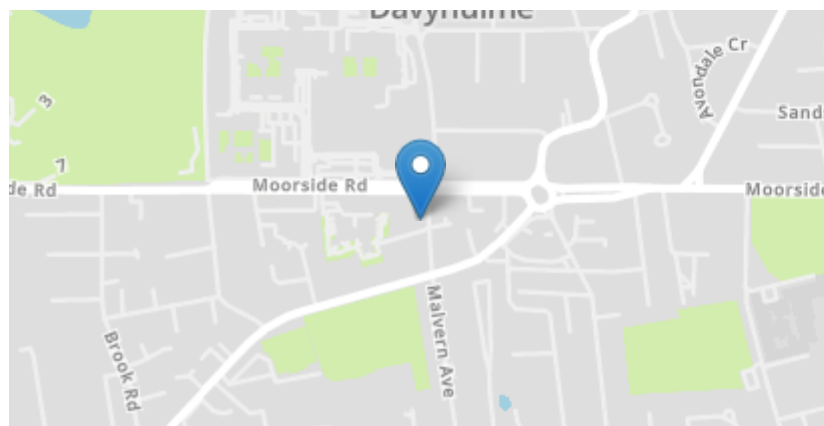
When was the property last rewired? Updated electrics in 2010

Which way does the garden face? South facing side garden / West facing rear

Are there any extensions and if so when were they built? Pre ownership

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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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