



CAMBRIDGE ROAD  
URMSTON

OFFERS OVER

£325,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Cambridge Road, Urmston, M41 6HH

**\*\*NO ONWARD CHAIN\*\* - \*\*CUL-DE-SAC LOCATION\*\* -**  
VITALSPACE ESTATE AGENTS are proud to offer to the sales market this well appointed three bedroom semi detached property situated on the peaceful Cambridge Road. Ideally placed for Chassen Road train station, local amenities and just a short distance from Urmston town centre. In brief the property comprises entrance porch, welcoming hallway, bay fronted living room, a good sized dining room which opens into a fitted kitchen as well as a large conservatory with access into the rear garden. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a three piece bathroom. This property is warmed by gas central heating and is fully uPVC double glazed. Externally to the front of the property, a driveway provides off road parking whilst to the rear, a mainly lawned garden can be found with enclosed timber boundaries for privacy. A popular location with easy access into the vibrant centre of Urmston, close to the train station and within minutes drive of major motorway links. We expect this attractive family home to be exceptionally popular and advise interested parties to contact VitalSpace Estate Agents to arrange a viewing





## Features

- Three Bedrooms
- Semi detached
- Extended accommodation
- Open plan dining kitchen
- Quiet cul-de-sac
- Private rear garden
- Ideal family home
- No onward chain

## Frequently Asked Questions

How long have you owned the property for? Since 2007

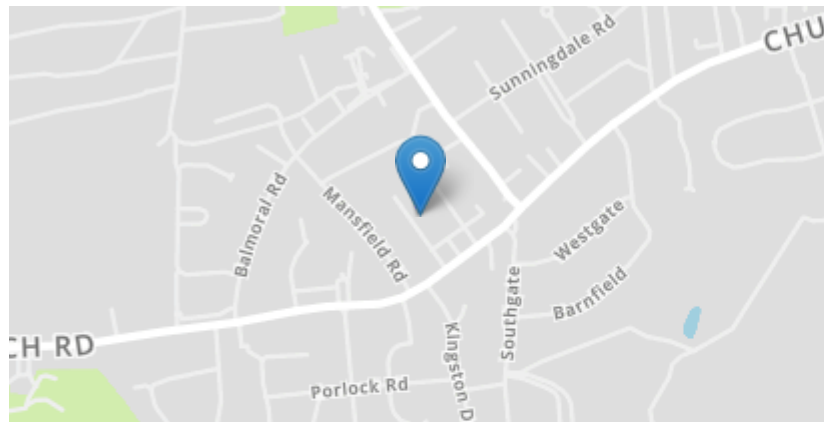
When was the roof last replaced? Not since purchase

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

Which way does the garden face? North East facing rear garden

Reasons for sale of property? Sale of a buy to let 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	62	
(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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