



SHAWE ROAD
URMSTON

£400,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

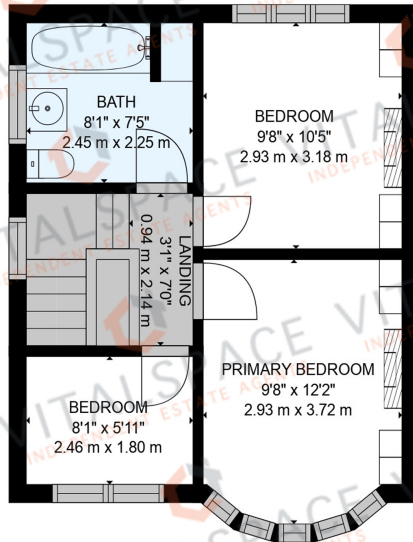


Shawe Road, Urmston, M41 5DL

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this fantastic, significantly extended bay fronted THREE BEDROOM semi-detached property tucked away on a quiet road just off Flixton Road. Offering a delightful outlook facing mature trees, this property is just a short walk from Flixton Girls School, both Urmston and Chassen Road train stations and Urmston town centre. Upon entering, a warm and welcoming entrance hallway can be found with access into a downstairs WC, a bay fronted living room with a feature fireplace surround and inset fire alongside a spectacular open plan dining kitchen with double doors opening out into the rear garden. The kitchen itself is tastefully fitted with a comprehensive range of 'Shaker' style wall and base units with tiled flooring and contrasting splash back. A useful utility room can be found via the kitchen and completes the ground floor accommodation. Stairs rise to a shaped landing providing entry into three generously sized bedrooms and a three piece family bathroom. Externally, to the front of the property, a driveway provides excellent off road parking facilities whilst to the rear, a private enclosed mainly to lawn garden can be found with a paved patio area providing space for a table and chairs during those summer months. A detached brick built garage is also located to the rear with two useful brick built storage sheds. As mentioned, this desirable family home is located in the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants and several highly regarded schools. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- Quiet Urmston road
- Open plan dining kitchen
- Utility & Downstairs WC
- Garage and driveway
- Walk into Urmston
- Immaculate condition
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 8.5 years

When was the roof last replaced? Unknown

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

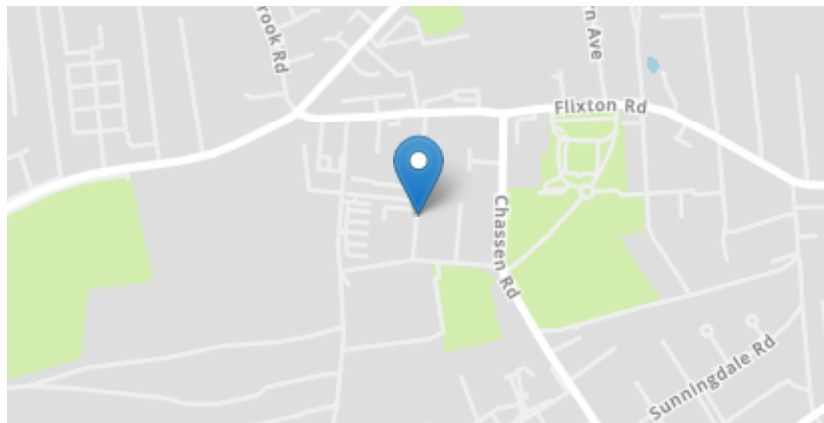
When was the property last rewired? Updated consumer unit since ownership

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Rear extension in 2014

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			
(92-100)	A		
(81-91)	B		84
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			