



CUMBERLAND ROAD
URMSTON

OFFERS OVER

£475,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 VIDEO TOUR



VITALSPACE
INDEPENDENT ESTATE AGENTS



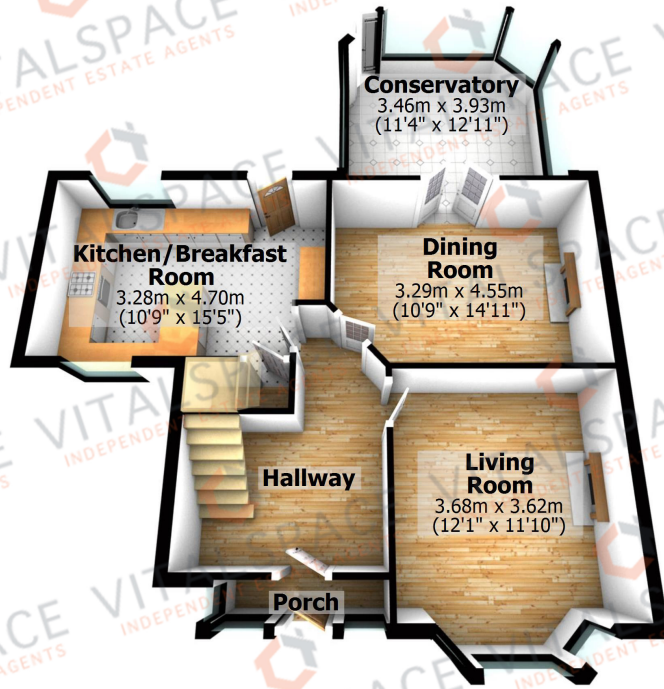
Cumberland Road, Urmston, M41 9HS

****EXTENDED ACCOMMODATION**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this attractively presented, extended THREE BEDROOM semi detached family home situated in a highly regarded location, considered by many to be one of the most desirable residential area's within Urmston. Situated close to The Meadows, this property has been lovingly maintained by our clients with great attention to detail. The tastefully decorated accommodation briefly comprises; porch, a warm and welcoming entrance hallway, a bay fronted living room and a well proportion dining room with double doors opening into a uPVC conservatory. An impressive modern, extended breakfast kitchen can also be found on the ground floor complete with a range of wall and base units alongside a host of integrated appliances. To the first floor, there are three spacious bedrooms and a tiled three piece family bathroom. All of the three bedrooms come complete with fitted wardrobes providing excellent storage space. To the front of the property, a large block paved driveway provides off road parking alongside a landscaped borders housing a variety of plants and trees. To the rear, the well maintained, mature garden is well stocked with shrubbery alongside a large paved patio ideal for alfresco dining during those summer months. A detached garage and double gates provide further off road parking to the rear if required. Cumberland Road is located close to Church Road, ideal for country walks and only a short stroll into Urmston town centre. We expect interest will be forthcoming and would encourage any interested parties to contact our office to arrange an internal inspection.

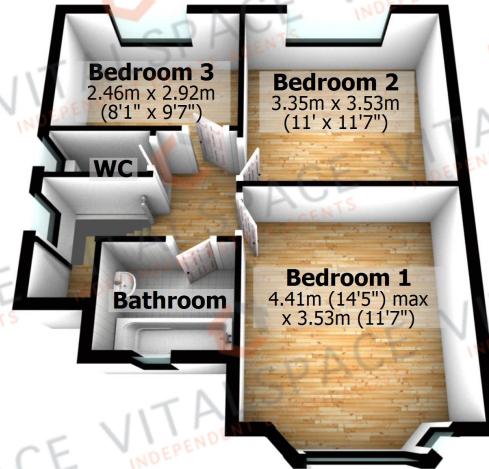




Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- 15ft Breakfast kitchen
- Highly regarded location
- Driveway and garage
- uPVC conservatory
- Large corner plot
- Planning permission granted
- Regularly serviced boiler

Frequently Asked Questions

How long have you owned the property for? Since 2021

When was the roof last replaced? Yes but pre purchase

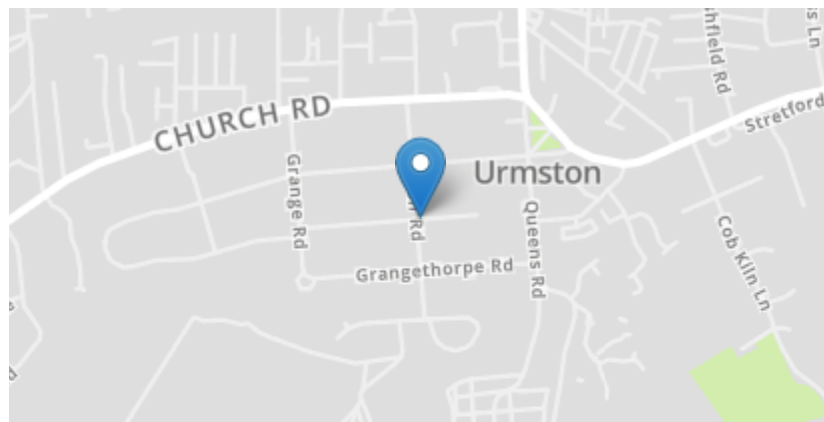
How old is the boiler and when was it last inspected? Gas combi - serviced 2022

Which way does the garden face? North facing rear garden / South facing front garden

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

Reasons for sale of property? Relocate

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		74
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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