



BROOK ROAD
URMSTON

£330,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS

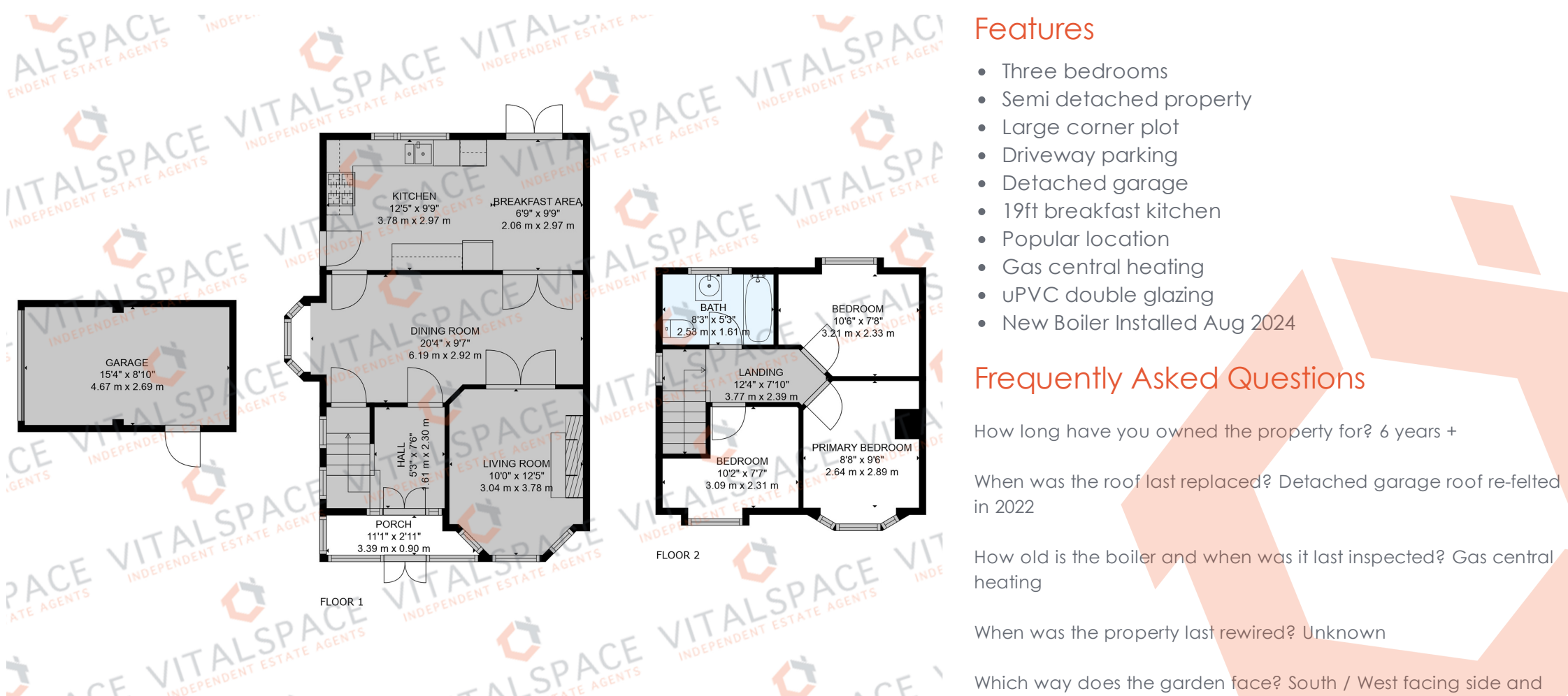


Brook Road, Urmston, M41 5RY

****VIDEO TOUR** - **LARGE CORNER PLOT** - VITALSPACE ESTATE AGENTS** are delighted to offer for sale this charming bay fronted **THREE BEDROOM** extended semi detached family home situated on a large corner plot on the always popular Brook Road. Arranged over two floors, the highly desirable property briefly comprises; a welcoming entrance hallway, a bay fronted living room, a generously sized dining room and an extended 19ft modern fitted breakfast kitchen. To the first floor level, a shaped landing provides entry into three good sized bedrooms and a tiled three piece bathroom with a shower over bath combination. Stepping outside, this home sits within a lovely South West facing landscaped corner plot with timber fenced boundaries enclosing a part paved, part lawned, part gravel garden. A driveway to the front of the property provides excellent off road parking facilities for several vehicles. To the rear, a second driveway and detached brick built garage can be accessed via Fern Avenue. Positioned on the corner of Brook Road and Fern Avenue, within a short stroll of local convenience shops and Trafford General Hospital. Local Bus links are minutes away and this property is just a short drive to the motorway network. Urmston is a hive of activity with bars, shops, range of eateries and is one of 'the' places to live in South Manchester. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.







Features

- Three bedrooms
- Semi detached property
- Large corner plot
- Driveway parking
- Detached garage
- 19ft breakfast kitchen
- Popular location
- Gas central heating
- uPVC double glazing
- New Boiler Installed Aug 2024

Frequently Asked Questions

How long have you owned the property for? 6 years +

When was the roof last replaced? Detached garage roof re-felted in 2022

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

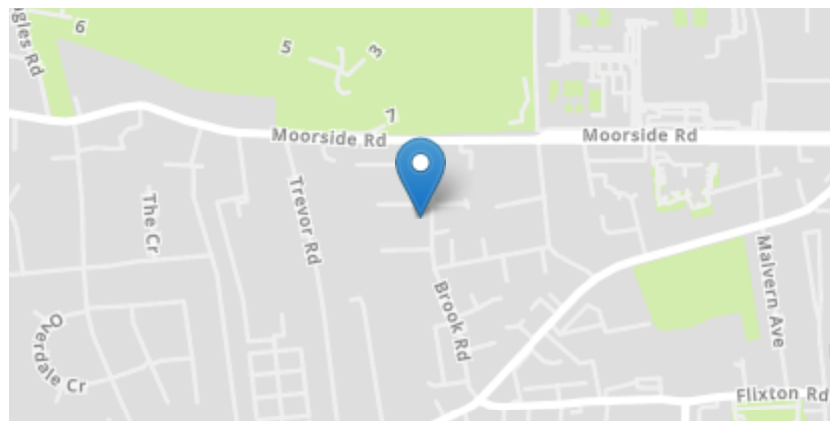
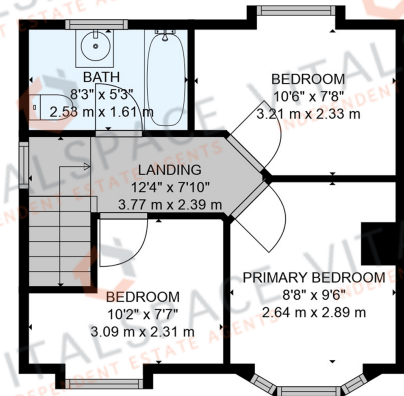
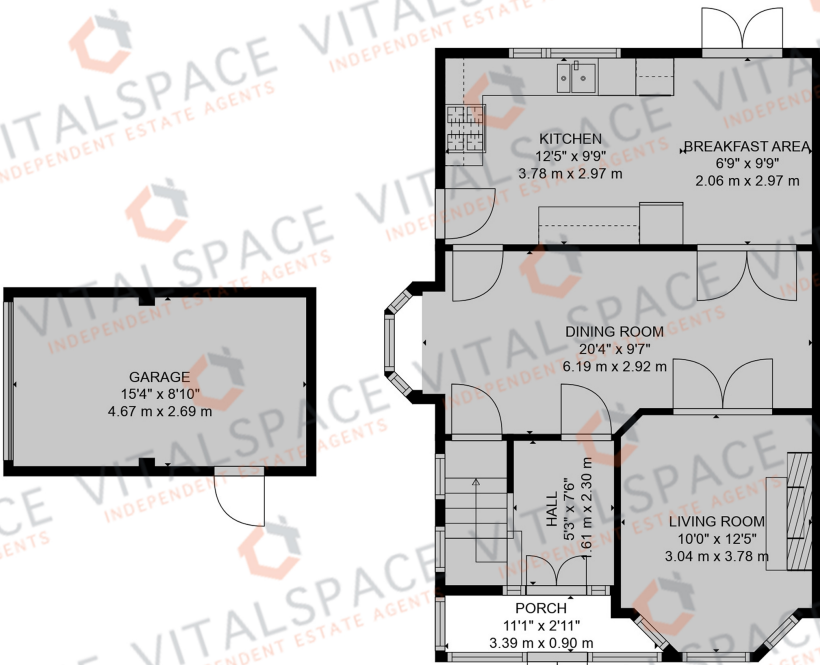
When was the property last rewired? Unknown

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

Are there any extensions and if so when were they built? Yes, kitchen pre purchase

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.



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.



Tel: 0161 747 7807
Email: urmston@vitalspace.co.uk
Web: www.vitalspace.co.uk
 22 Flixton Road, Urmston,
 Manchester, M41 5AA