



NORTH GROVE  
URMSTON

£400,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# North Grove, Urmston, M41 9DD

**\*\*OFF ROAD PARKING\*\*** - **\*\*EXTENDED ACCOMMODATION\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this exceptionally well presented THREE BEDROOM, bay fronted mid terrace property, discreetly positioned within a quiet cul-de-sac just off Church Road. Situated in a highly sought-after residential location, this charming period home combines character features with modern living and benefits from uPVC double glazing, gas central heating, off road parking, a generous rear garden and a superb garden room/home office. The well planned, extended accommodation briefly comprises a welcoming entrance hallway, an attractive bay fronted living room opening into a spacious dining area with a stylish breakfast kitchen beyond. The kitchen is fitted with an extensive range of high gloss wall and base units with contrasting quartz work surfaces and a selection of integrated appliances. This space flows seamlessly into an extended sitting area overlooking the rear courtyard, enhanced by bi-folding doors, ideal for entertaining during those summer months. Stairs from the kitchen lead down to a useful cellar, perfect for dry storage. To the first floor are three well proportioned bedrooms and a traditionally styled three piece white bathroom suite. Externally, the property features a gated, low maintenance garden to the front. To the rear is a walled and gated courtyard, providing an excellent alfresco dining area, leading on to a generous garden with timber fenced boundaries and the added advantage of off road parking, a rare feature for this style of home. Completing the outdoor space is a contemporary garden room, ideal for use as a home office, gym, or studio. Ideally located within easy reach of a wide range of local amenities including shops, bars, restaurants, Urmston Grammar School, and within walking distance of Urmston train station. Contact VitalSpace Estate Agents to arrange your appointment or for further information.







## Features

- Three spacious bedrooms
- Period mid terrace
- Extended accommodation
- Highly desirable location
- Off road parking
- Three reception rooms
- Contemporary garden room
- Useful cellar chamber
- 113 Sqm / 1224 Sqft
- Landscaped rear garden

## Frequently Asked Questions

How long have you owned the property for? 19 years

When was the roof last replaced? Yes, in 2010

How old is the boiler and when was it last inspected? Gas central heating - serviced in 2025

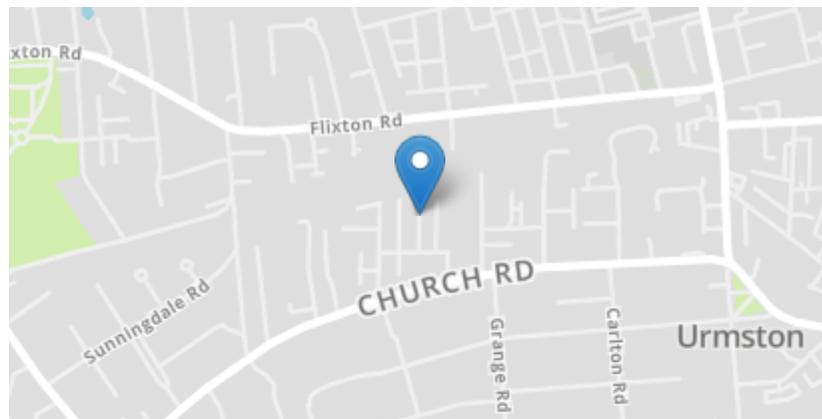
When was the property last rewired? No

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Sitting room in 2015

Reasons for sale of property? Relocate to the countryside

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:** [sales@vitalspace.co.uk](mailto:sales@vitalspace.co.uk)  
**Web:** [www.vitalspace.co.uk](http://www.vitalspace.co.uk)  
 22 Flixton Road, Urmston,  
 Manchester, M41 5AA