



AWARDED FOR
MARKETING | SERVICE | RESULTS



NORTH GROVE
URMSTON

£390,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



North Grove, Urmston, M41 9DD

****VIDEO TOUR** - **OFF ROAD PARKING** - VITALSPACE ESTATE AGENTS** are privileged to offer for sale this exceptionally well presented **THREE BEDROOM** bay fronted mid terrace property situated on a popular yet quiet cul-de-sac just off Church Road. This attractive period terrace benefits from uPVC double glazing, gas central heating, off road parking and a large rear garden. In brief, the highly desirable accommodation comprises; a warm and welcoming entrance hallway, a generously sized bay fronted living room which opens into a spacious dining room alongside a modern fitted kitchen with double doors opening out into the rear courtyard. To the first floor there are three good sized bedrooms and a three piece white family bathroom. Access into a cellar can be obtained via the kitchen where excellent dry storage facilities can be found. Externally, to the front of the property, a gated low maintenance garden can be found whilst to the rear, an enclosed courtyard provides an excellent space for alfresco dining during those summer months. A generous lawned garden can also be found to the rear with timber fenced boundaries alongside an off road parking space which is extremely rare for this style of property. To the rear of the garden, a large impressive summer house can be found benefiting from power and lighting. 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 period home to be exceptionally popular and advise interested parties to contact VitalSpace Estate Agents to arrange a viewing appointment.







Features

- Three Bedrooms
- Period mid terrace
- Gas central heating
- uPVC Double Glazing
- Off road parking
- Large rear garden
- Useful storage cellar
- Desirable location
- Quiet cul de sac
- Viewing essential

Frequently Asked Questions

How long have you owned the property for- Since Feb 2019

When was the roof last replaced- Oct/Nov 2013

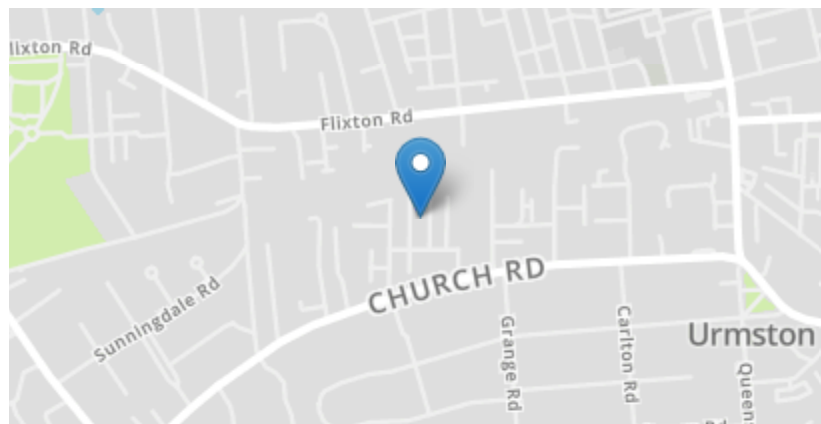
Which way does the garden face- West facing rear garden

Are there any extensions and if so when were they built- No

Reasons for sale of property- Relocate to London

Tenure- Freehold

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+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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