



TRAFFORD AVENUE
URMSTON

OFFERS OVER
£250,000

-  3 BEDROOMS
-  1 BATHROOM
-  1 RECEPTION
-  EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Trafford Avenue, Urmston, M41 0ZA

****POPULAR CENTRAL LOCATION**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented THREE BEDROOM semi detached property located on a quiet road within walking distance of Urmston town centre. Conveniently situated within easy reach of an excellent range of shops, general services and restaurants, this attractive property benefits from uPVC double glazing and gas central heating and in brief the accommodation comprises; entrance hallway, living room, a large kitchen/dining area and a downstairs WC. To the first floor there are three bedrooms and a three piece white bathroom suite. Externally there is ample off road parking to the front and a large enclosed garden to the rear. A perfectly positioned family home ideal for commuters, close to Urmston train station and the motorway network. Contact VitalSpace Estate Agents for further information or to arrange a viewing appointment.





Ground Floor



First Floor



Features

- Three Bedrooms
- Semi detached
- Large rear garden
- Driveway parking
- Cul-de-sac location
- Modern dining kitchen
- Popular location
- Walk into Urmston
- Ideal first purchase
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2008

How old is the boiler and when was it last inspected? Gas central heating - 4 years old

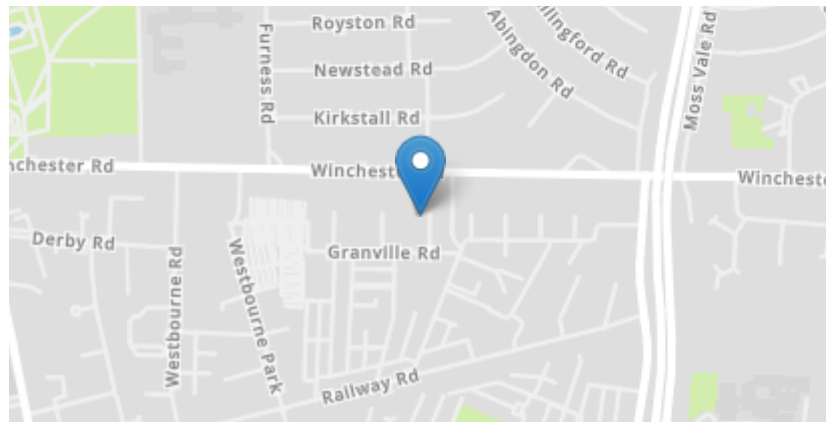
When was the property last rewired? Unknown

Which way does the garden face? South East facing rear garden

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

Reasons for sale of property? Downsize

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	71	
(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			

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