



BEST
ESTATE AGENT GUIDE
AWARDS 2023
OVERALL WINNER
SALES
AWARDED FOR
MARKETING | SERVICE | RESULTS

RAILWAY ROAD
URMSTON

OFFERS OVER
£280,000

-  2 BEDROOMS
-  1 BATHROOM
-  2 RECEPTIONS
- 


VITALSPACE
INDEPENDENT ESTATE AGENTS



Railway Road, Urmston, M41 0XT

****CENTRAL URMSTON LOCATION**** - VitalSpace Estate Agents are delighted to bring to the sales market an immaculately presented, significantly sized TWO DOUBLE BEDROOM mid terrace period home positioned within walking distance of Urmston Town Centre. This attractive property is packed full of Victorian features and benefits from double glazing and gas central heating and briefly comprises; a welcoming hallway, a well proportioned bay fronted living room, a generously sized dining room and a modern fitted breakfast kitchen with access out into the rear garden. To the first floor, a shaped landing provides entry into two generously sized double bedrooms and a contemporary four piece bathroom. A useful cellar chambers can be accessed via the dining room, ideal for use as a utility room, workshop or dry storage space. Externally there is an enclosed rear courtyard garden providing ample space for a table and chairs during those summer months. Situated in a prime location within walking distance to Urmston town centre with its array of shops, eateries, wine bar and more. Urmston itself boasts excellent schools for all ages and a range of public transport including bus routes, Urmston train station and motorways links. Contact VitalSpace Estate Agents to arrange an internal inspection. We strongly recommend arranging an appointment to avoid disappointment.







Features

- Two double bedrooms
- Bay fronted mid terrace
- Four piece bathroom
- Useful cellar chamber
- Central Urmston location
- Ideal First Time Purchase
- Original period features
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 4 years

When was the roof last replaced? September 2018

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

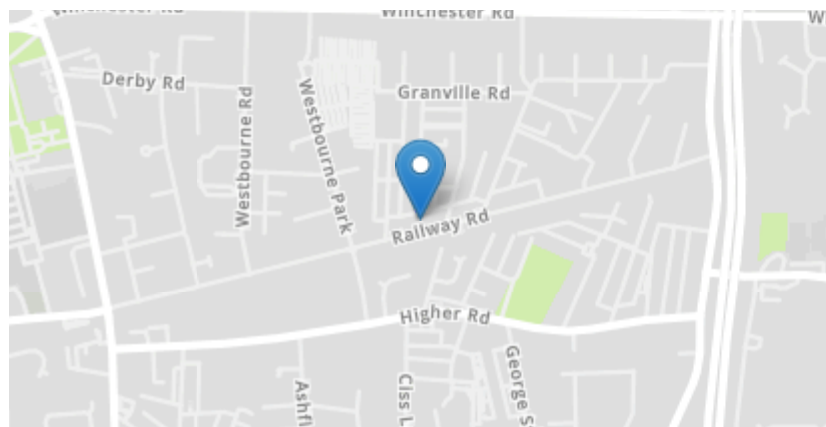
When was the property last rewired? Yes, pre purchase

Which way does the garden face? North facing rear garden

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

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.



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	60	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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