



HOLLY AVENUE  
URMSTON

£285,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Holly Avenue, Urmston, M41 5DD

## PROPERTY DETAILS

\*\*NO ONWARD CHAIN\*\* - \*\*WALK INTO URMSTON\*\* - VITALSPACE ESTATE

AGENTS are delighted to offer for sale this highly desirable three bedroom, bay-fronted period mid terrace family home. Positioned on a quiet cul-de-sac just off Lime Avenue, the property retains a wealth of original character while offering excellent potential for modernisation to suit contemporary living. The deceptively spacious accommodation extends to approximately 98 Sq m /1055 Sq ft and briefly comprises; an entrance porch, a welcoming entrance hallway, a generously sized bay fronted living room, a separate dining room and a well proportioned 17ft fitted kitchen. To the first floor, a shaped landing leads to three generously sized bedrooms and a three piece family bathroom. Externally, the property benefits from an enclosed, walled courtyard garden to the rear, ideal for outdoor dining and entertaining during the warmer months. Ideally located within easy reach of Urmston town centre, this property is positioned within walking distance of a wide range of local amenities, including Urmston and Chassen train stations, providing convenient access to Manchester and Liverpool. Chassen Park and several highly regarded schools, including Flixton Girls' School, are also close by, making this an excellent choice for families and commuters alike. An internal inspection is strongly recommended to fully appreciate the space, character and potential on

