



DENSTONE AVENUE  
URMSTON

£475,000

 4 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

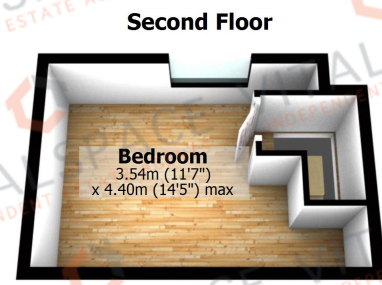
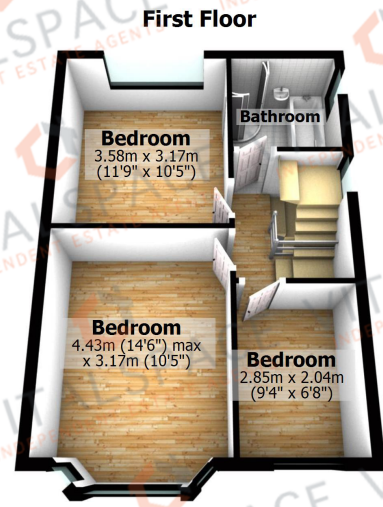
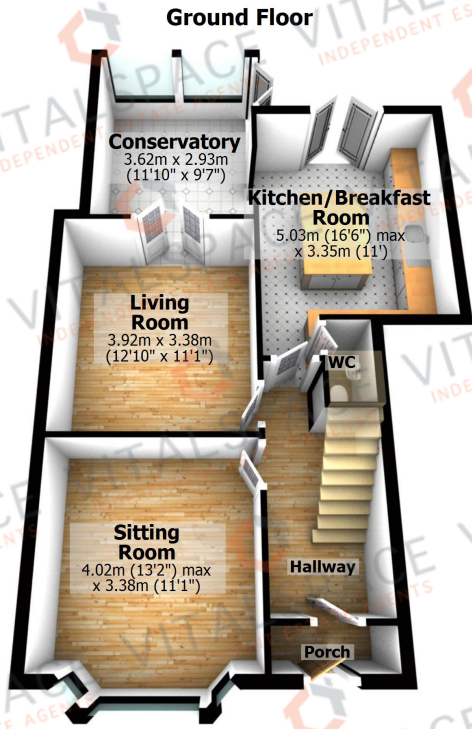


# Denstone Avenue, Urmston, M41 7AN

**\*\*CENTRAL URMSTON LOCATION\*\* - \*\*QUIET CUL-DE-SAC\*\* - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well appointed FOUR BEDROOM semi detached family residence ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. The tastefully decorated accommodation is arranged over three floors and briefly comprises; porch, an attractive entrance hallway, a generously sized bay fronted sitting room with a feature fireplace housing a multi fuel fire, a well proportioned living room with bespoke fitted alcove cupboards and double glass panel timber doors leading into a good sized conservatory which overlooks the south facing rear garden. The conservatory itself opens into stunning breakfast kitchen with a splendid range of base and wall cupboard units with contrasting works surfaces with a central 'Island' with space for seating. A downstairs WC completes the ground floor accommodation. Stairs rise to the first floor landing where three good sized bedrooms can be found alongside a luxury tiled three piece wet room. Stairs rise from the first floor landing into a professionally converted loft room creating a large 14ft fourth bedroom. Externally, to the front of the property, a tegula block paved driveway provides off road parking facilities for multiple vehicles leading up to an attached brick storage garage. To the rear, is a pleasant, enclosed South facing garden of a secluded nature incorporating a raised decked seating area, a cobble patio area and a useful brick built outbuilding. Further benefits of this desirable family home include a gas central heating system including a new boiler, an overhauled roof in 2023 and uPVC double glazing. An internal inspection is strongly recommended. Contact VitalSpace Estate Agents on for further information.**







## Features

- Four bedrooms
- Semi detached property
- Arrange over three floors
- Three reception rooms
- Quiet cul de sac location
- Walk into Urmston
- Immaculate presentation
- Driveway and storage garage
- Contemporary breakfast kitchen
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 37 years

When was the roof last replaced? New roof in 2012 but overhauled in 2023

How old is the boiler and when was it last inspected? Gas central heating - new boiler in 2024

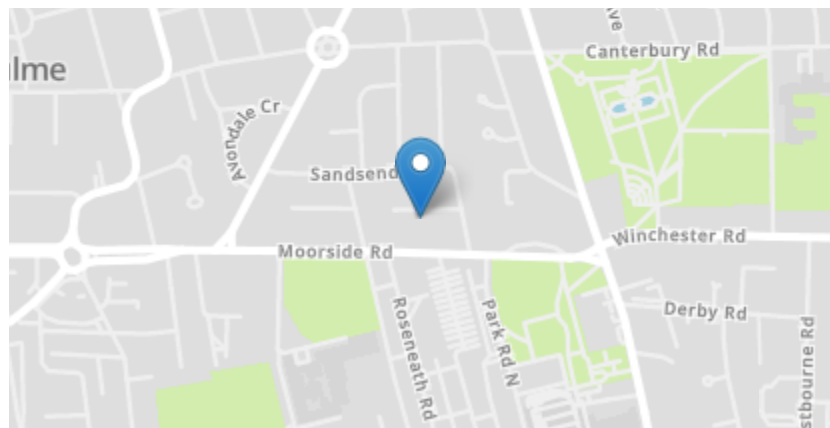
When was the property last rewired? 1987

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Conservatory 2018 / Kitchen 1991 / Loft 1999

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+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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