



MOSS VALE ROAD
URMSTON

OFFERS OVER

£350,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D

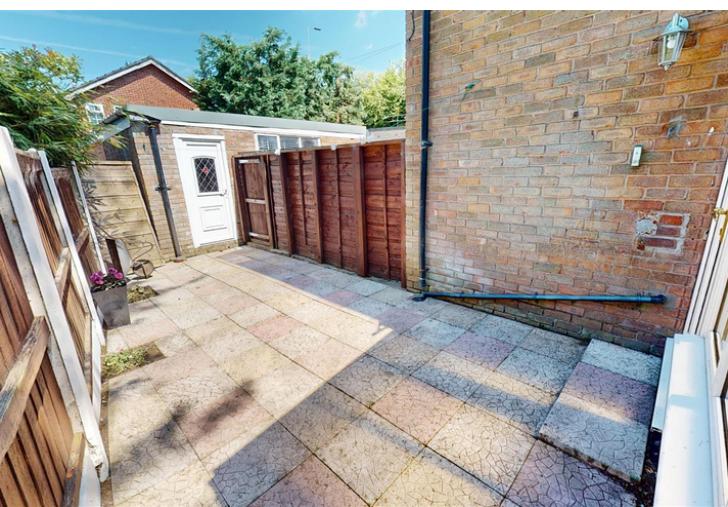


VITALSPACE
INDEPENDENT ESTATE AGENTS

Moss Vale Road, Urmston, M41 0YP

IMMACULATED PRESENTED - **REALISTICALLY PRICED** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented, stylishly finished THREE BEDROOM detached family residence. Situated in a prime location within walking distance to Urmston town centre with its array of shops, eateries, wine bar and more. In brief the updated accommodation comprises entrance porch which opening into a generously sized living room. The heart of the home is the contemporary open-plan living/dining kitchen, a space that has been thoughtfully designed with both style and functionality in mind. This area features a central breakfast bar with space for seating and a shaker style kitchen kitchen. A uPVC conservatory completes the ground floor accommodation. To the first floor, a shaped landing provides entry into three well proportioned bedrooms alongside a contemporary three piece shower room. This property is warmed by gas central heating and is fully uPVC double glazed throughout. Externally there are garden to three sides benefiting from lawned areas, a large wooden decked patio, raised lawned areas and a paved patio. To the rear there is a generous driveway providing ample off road parking leading to the detached garage. 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.





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.

Features

- Three Bedrooms
- Detached family home
- Modern breakfast kitchen
- Immaculate Condition
- uPVC double glazing
- Gas central heating
- Garage and driveway
- Gardens to three sides
- uPVC conservatory
- 80 Sqm / 861 Sqft

Frequently Asked Questions

How long have you owned the property for? 7 years

When was the roof last replaced? No

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

When was the property last rewired? Yes in 2018

Which way does the garden face? South 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+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England, Scotland & Wales

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