



BEECHFIELD AVENUE  
URMSTON

£325,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 VIRTUAL TOUR



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Beechfield Avenue, Urmston, M41 5RT

□\*\*VIRTUAL TOUR\*\* - VITALSPACE ESTATE AGENTS are pleased to offer for sale this significantly upgraded and enhanced THREE BEDROOM semi detached home located on a quiet Urmston cul-de-sac. Situated in an excellent location, convenient for a range of amenities such as Urmston town centre and Trafford General Hospital, this immaculately presented property briefly comprises; a welcoming entrance hallway, through living room / dining room and an extended breakfast kitchen. Access into an integral garage can also be found from the breakfast kitchen. To the first floor there are three generously sized bedrooms and a contemporary three piece family bathroom. Externally, to the front of the property, a paved driveway provides off road parking and offers access into the integral garage. To the rear of the property, a south facing, secluded garden can be found, well stocked with a variety of plants and bushes alongside two paved seating area's. An internal inspection is strongly recommended as this property is sure to sell quickly. Contact VitalSpace Estate Agents for further information.

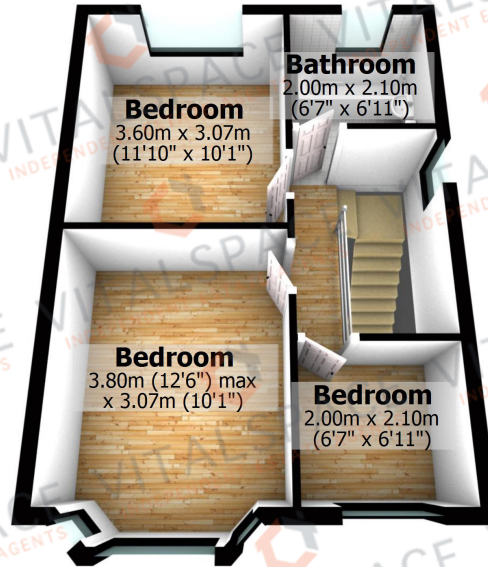




### Ground Floor



### First Floor



## Features

- Three Bedrooms
- Extended Semi detached
- Cul-de-sac position
- Integral garage
- Popular location
- Driveway parking
- South facing rear garden
- Modern fitted bathroom
- Gas central heating
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2015

When was the boiler last inspected? Gas central heating / serviced December 2020

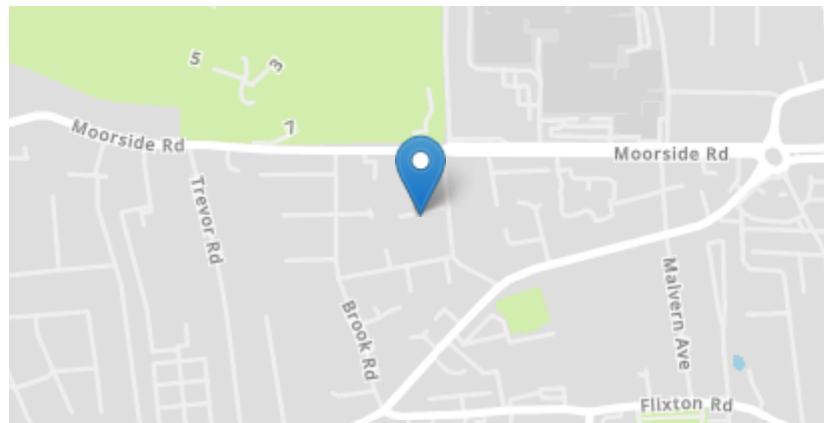
When was the property last rewired? New consumer unit since purchase

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Kitchen and garage - C 1990

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	64	73
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

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