



HUMPHREY PARK  
URMSTON

£330,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 VIDEO TOUR



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

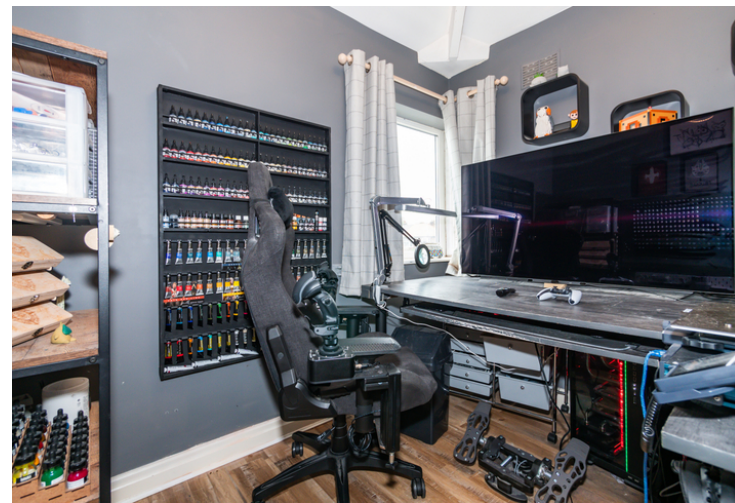


# Humphrey Park, Urmston, M41 9NH

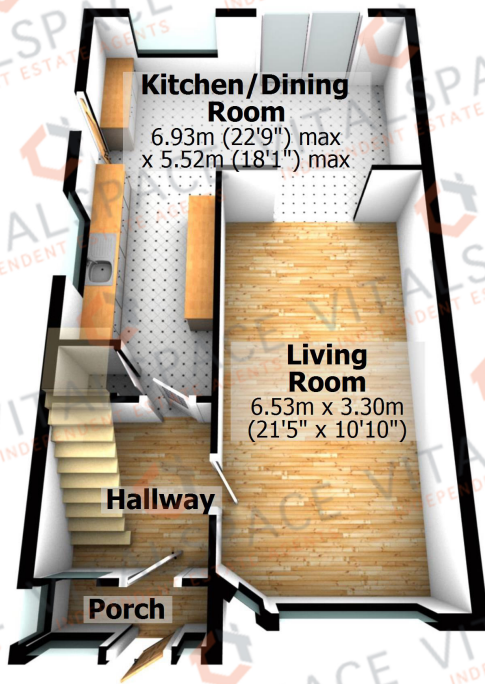
**\*\*VIDEO TOUR\*\* - \*\*IMPRESSIVE EXTENDED OPEN PLAN KITCHEN\*\***

- VITALSPACE ESTATE AGENTS are pleased to offer for sale this SUBSTANTIALLY EXTENDED THREE BEDROOM semi detached family home situated on Humphrey Park in Urmston. This property has been significantly extended and benefits from gas central heating and uPVC double glazing and the spacious accommodation briefly comprises; porch, a welcoming entrance hallway, a generously sized living room and an extended 'L' shaped modern dining kitchen with sliding doors leading out into the rear garden, perfect for entertaining with friends and family. To the first floor there are three well proportioned bedrooms and a stunning, updated four piece tiled bathroom. Externally there is a paved and gated driveway to the front of the property with an EV charging point. To the rear, an enclosed mainly lawned rear garden can be found alongside a paved patio area ideal for table and chairs during those summer months. This property is ideally positioned for access into both Urmston and Stretford, both with a range of amenities including restaurants and cafes. Humphrey Park is also popular with families being close to a range of highly regarded schools, Urmston and Humphrey Park train stations, bus routes and only a short walk to The Meadows. An internal inspection comes highly recommended as this property is sure to sell quickly. Contact VitalSpace Estate Agents to arrange an internal inspection.





## Ground Floor



## First Floor



## Features

- Three Bedrooms
- Extended Semi detached
- Open plan dining kitchen
- Desirable location
- Driveway and gardens
- Gas central heating
- Luxury tiled bathroom
- 21ft Living room
- uPVC double glazing
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 6 years

How old is the boiler and when was it last inspected? Gas central heating -Worcester, serviced approx 2 years ago

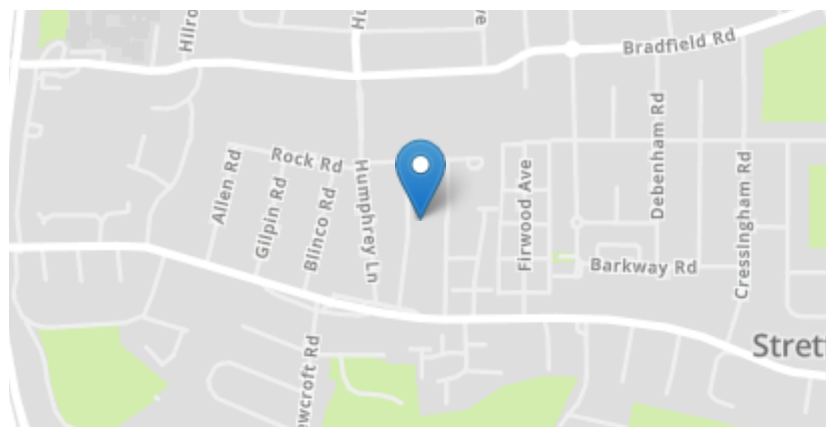
When was the property last rewired? Unknown

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built?  
Kitchen / Dining Room - pre purchase

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.



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.