



STRET福德 ROAD
URMSTON

£400,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 BAND C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Stretford Road, Urmston, M41 9LW

****OPEN PLAN DINING KITCHEN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this superbly presented, tastefully presented FOUR BEDROOM semi detached period home arranged over four floors. Offering space in abundance, this highly desirable period home briefly comprises; a warm and welcoming hallway, a spacious bay fronted living room with stripped and sanded floorboards, a 14ft dining room which opens into a contemporary breakfast kitchen with butcher block worksurfaces and tiled splash back. To the first floor there are three of the four well proportioned bedrooms and a three piece family bathroom. Stairs rise from the first floor to the second floor where the remaining fourth bedroom can be found. This bedroom creates a master bedroom suite and is of generous size with a luxury three piece en-suite shower room. A useful cellar can be access via the dining room, currently being used for storage but has potential to be converted into additional living accommodation. Externally to the front of the property, there is a pleasant walled garden with steps leading up to the front door. To the rear, an impressive garden can be found with a timber decked patio and a lawned garden beyond which in turn leads to a stone paved patio, ideal for alfresco dining during those summer months. The rear garden benefits from timber fenced boundaries and has a garden shed. There are solar panels located on the roof that come with a guarantee of 17 years and generates approximately £1300 per year tax free (increasing with inflation). Situated in a highly desirable area, walking distance to local amenities and eateries. Beautiful open spaces are a short walk away as well as highly regarded schools for all ages. Urmston town centre is within walking distance, together with it's array of shops, bars, restaurants. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Four bedrooms
- Semi detached property
- Arranged over four floors
- Large private garden
- Walk into Urmston
- Open plan dining kitchen
- Luxury en-suite shower room
- Useful storage cellar
- Gas central heating
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 9 years +

When was the roof last replaced? Yes about 20years ago on front and 4 years on back

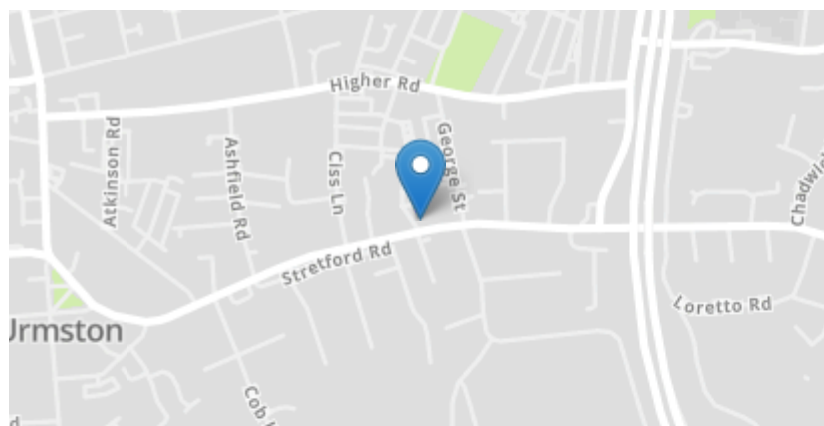
How old is the boiler and when was it last inspected? Gas combi - serviced approx 8 months ago

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Yes, loft conversion

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 - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		78	89
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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