



CRAIG AVENUE  
URMSTON

£375,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Craig Avenue, Urmston, M41 5PT

**\*\*VIDEO TOUR\*\* - \*\*HIGHLY DESIRABLE FAMILY HOME\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this significantly upgraded and enhanced THREE BEDROOM semi detached home located on a quiet Urmston road. 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, a bay fronted living room with a real open fireplace, a spacious dining room with engineered wood flooring opens into a custom designed kitchen complete with a range of wall and base. To the first floor, a shaped landing provides entry into three generously sized bedrooms and a contemporary three piece bathroom with a shower above the bath and Porcelain tiled walls and floor. Externally, a gated gravel driveway provides access into a landscaped front garden and detached garage. The garage itself benefits from an up and over garage door and is suitable for workshop purposes or a playroom/gym. To the rear of the garage, a fully functioning utility room can be found with units and space for appliances. To the rear of the property, a south west facing, secluded garden can be found, perfect for any growing family. Further benefits of this tastefully updated home include recently fitted uPVC double glazed windows throughout and gas central heating. An internal inspection is strongly recommended as this property is sure to sell quickly. Contact VitalSpace Estate Agents for further information.

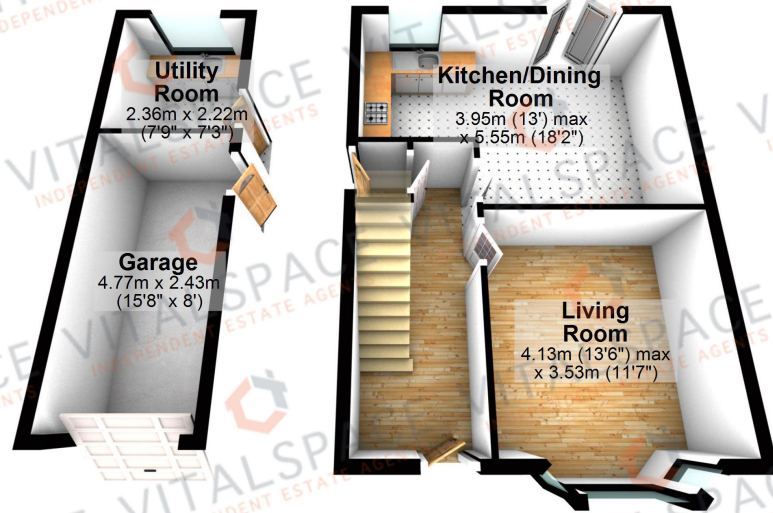








**Ground Floor**



**First Floor**



## Features

- Three bedrooms
- Semi detached property
- Open plan dining kitchen
- Gated driveway and garage
- Porcelain tiled bathroom
- Gas central heating
- uPVC double glazing throughout
- 88 Sqm / 947 Sqft
- Useful utility room
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 14 months

When was the roof last replaced? New roof ridge tiles in 2019

Gas central heating, boiler upgraded and serviced 2019

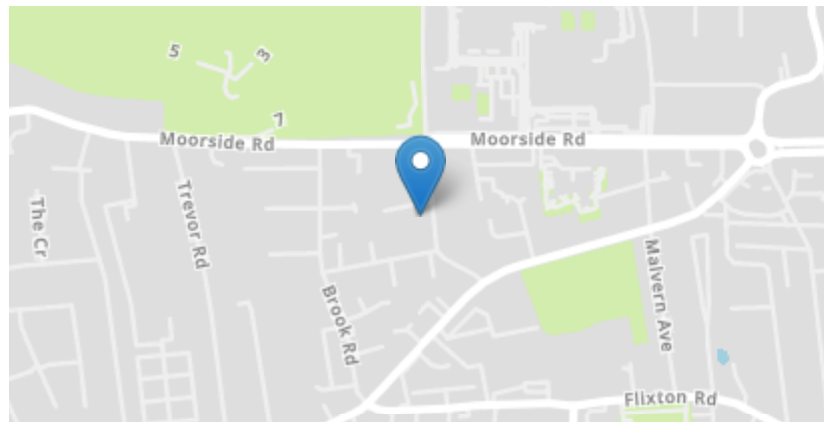
When was the property last rewired? Partly, Kitchen 2020, garage and Utility date

Which way does the garden face? South west facing rear garden

Are there any extensions and if so when were they built? Kitchen/dining room wall removed June 2019

Reasons for sale of property? Investment sale

If you would like to submit an offer on this property, please



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.