



GROSVENOR ROAD  
URMSTON

£360,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Grosvenor Road, Urmston, M41 5AQ

**\*\*VIDEO TOUR\*\* - \*\*CENTRAL URMSTON LOCATION\*\* -**  
**\*\*STUNNING CONDITION\*\* - VITALSPACE ESTATE AGENTS**  
are pleased to offer for sale this spacious, immaculately presented period home located in the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. The tastefully decorated accommodation is arranged over two floors and briefly comprises; a welcoming entrance hallway, an attractive bay fronted living room with bespoke alcove cupboards which opens into a well proportioned dining room alongside a generously sized contemporary kitchen complete with a host of 'Shaker' style wall and base units with contrasting work surfaces above. Access into conveniently located utility room / downstairs WC can be found via the kitchen and completes the ground floor accommodation. To the first floor, a shaped landing provides entry into three generously sized bedroom and a modern three piece white bathroom. Further benefits of this desirable period property include gas central heating and uPVC double glazing. Externally to the front of the property, a paved ornate garden with

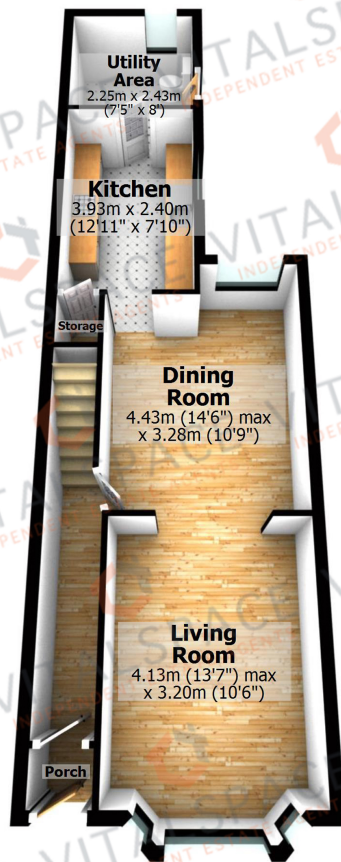








## Ground Floor



## First Floor



## Features

- Three Bedrooms
- Mid terrace property
- Gas central heating
- Central Urmston location
- Immaculate presentation
- Low maintenance garden
- Original character features
- Utility / Downstairs WC
- Contemporary bathroom
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 3 years

When was the roof last replaced? Not during ownership

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

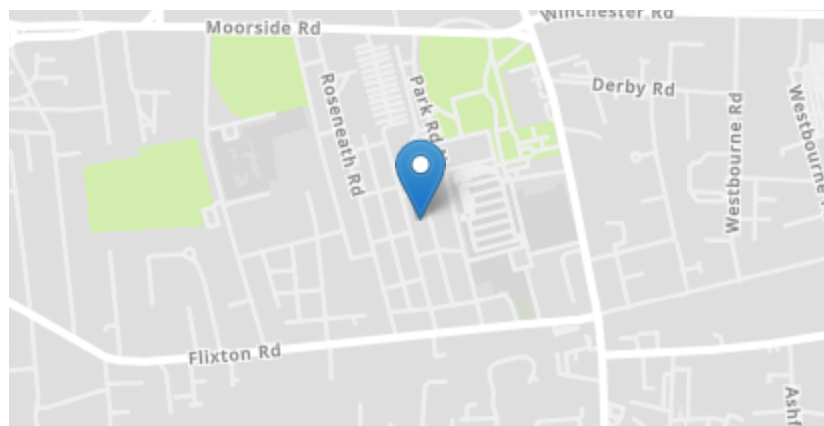
When was the property last rewired? Not during ownership

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Upsizing

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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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