



WESTOVER ROAD  
URMSTON

OFFERS OVER  
**£300,000**

-  3 BEDROOMS
-  1 BATHROOM
-  1 RECEPTION
-  BAND B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Westover Road, Urmston, M41 7AQ

**\*\*WALK INTO URMSTON\*\*** - **\*\*VIDEO TOUR\*\*** - **VITALSPACE**  
ESTATE AGENTS are pleased to offer for sale this well presented, **THREE BEDROOM** semi detached property 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 town centre. Positioned on a generously sized corner plot, in brief, this tastefully presented accommodation comprises; a warm and welcoming entrance hallway, a spacious living/dining room and a modern fitted kitchen complete with a host of wall and base units with contrasting worksurfaces. To the first floor there are three generously sized bedrooms and a contemporary tiled three piece family bathroom with a shower over bath combination. Externally to the front and side of the property there are lawned gardens and a selection of mature bushes and plants. To the rear there is an artificial lawned garden and a paved patio area ideal for alfresco dining during those summer months. Further benefits of this desirable property include gas central heating and uPVC double glazing. A highly desirable Urmston location and thus an internal inspection comes strongly recommended.









## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Modern kitchen
- Walk into Urmston
- Impressive corner plot
- uPVC double glazing
- Luxury tiled bathroom
- Perfect family home
- Gas central heating
- Viewing advised

## Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? No

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

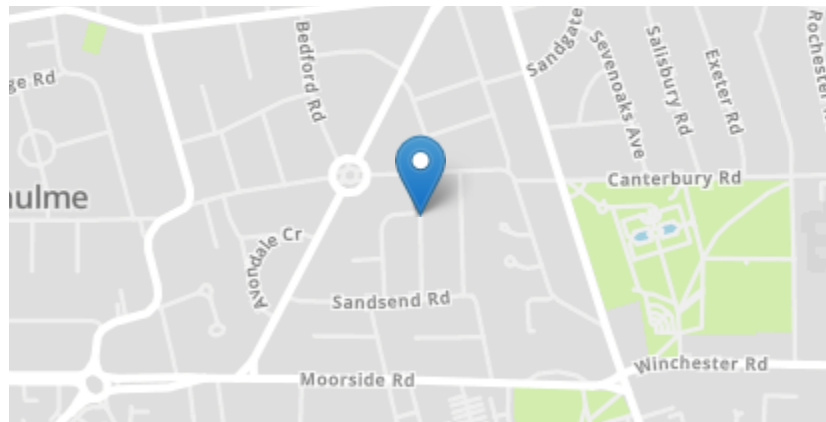
When was the property last rewired? Yes

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

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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		78
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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