



WINCHESTER ROAD
URMSTON

£200,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Winchester Road, Urmston, M41 0UP

****LARGE REAR GARDEN** - GROUND FLOOR** - **RECENTLY REFURBISHED**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented, deceptively spacious TWO BEDROOM ground floor maisonette, finished to an impeccable standard. Updated by our clients in recent years, the attractive accommodation comprises of a welcoming entrance hallway, a generously sized living room, a modern handleless high gloss kitchen fitted in 2024, two double bedrooms and contemporary three piece bathroom with a shower over bath combination. Externally, without doubt, one of the main attracting feature of this property is the large enclosed rear garden, mainly lawned with a paved patio area creating a perfect space for summer entertaining. Further benefits include gas central heating serviced in March 2025, uPVC double glazing and updated electrics. This property is conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Ofsted outstanding Davyhulme Primary School and also Urmston Grammar School. For commuters, the property positioned is within walking distance of Urmston train station and has excellent access to the motorway network. Contact VitalSpace Estate Agents on to arrange an internal inspection.





Ground Floor



Features

- Two spacious bedrooms
- Ground floor maisonette
- Recently refurbished
- Large rear garden
- Contemporary kitchen
- Ground floor position
- Gas central heating
- uPVC double glazing
- Ideal first home
- Convenient for amenities

Frequently Asked Questions

How long have you owned the property for? Since November 2023

How old is the boiler and when was it last inspected? Gas central heating - serviced March 2025

When was the property last rewired? Kitchen rewired in 2023

Which way does the garden face? North facing rear garden

Tenure: Leasehold - 106 years remaining

Service charge - £128.00 per annum - Ground rent £0.00

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+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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