



AWARDED FOR  
MARKETING | SERVICE | RESULTS



# NEWCROFT CRESCENT URMSTON

OFFERS OVER

## £365,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



### VITALSPACE

INDEPENDENT ESTATE AGENTS





## Newcroft Crescent, Urmston, M41 9NW

VITALSPACE ESTATE AGENTS are pleased to offer for sale this simply exceptional, extended THREE BEDROOM semi-detached family home located on a highly desirable Urmston road within walking distance of Urmston Meadows. This delightful property would be ideal for any growing family providing bespoke accommodation offering spacious and flexible living accommodation finished in a contemporary style. In brief, this enviable property comprises; Entrance porch, a warm and welcoming entrance hallway, a generously sized living room with uPVC doors opening out into the rear garden and a modern fitted kitchen which leads into a useful dining area. A versatile third reception room can also be accessed via the dining area, suitable for a home office, study or playroom. Stairs rise to the first floor landing with access into three well-proportioned bedroom and a contemporary tiled four piece bathroom with a separate shower cubicle. Externally, this attractive family home is approached via a paved driveway providing off road parking facilities. To the rear, the enclosed south facing garden is mainly laid to lawn with patio area and shed. Further benefits of this desirable home include a new roof installed in 2024, a regularly serviced gas central heating system and uPVC double glazing throughout. This property is conveniently situated within easy reach of Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network and Humphrey Park train station. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

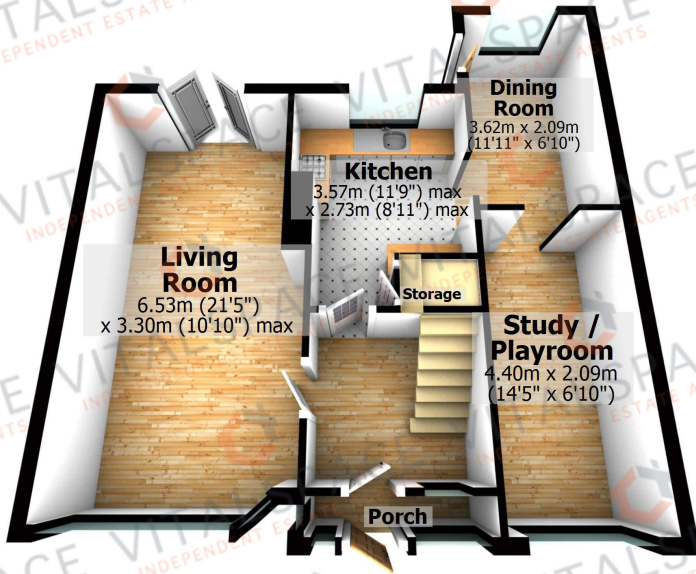








## Ground Floor



## First Floor



## Features

- Three Bedrooms
- Semi detached property
- Extended accommodation
- South Facing Rear Garden
- Three reception rooms
- Modern tiled bathroom
- Quiet Urmston location
- New roof in 2024
- uPVC double glazing
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2018

When was the roof last replaced? New roof installed in 2024

How old is the boiler and when was it last inspected? Gas central heating - Sep 2023. Due on 7th Oct 2024

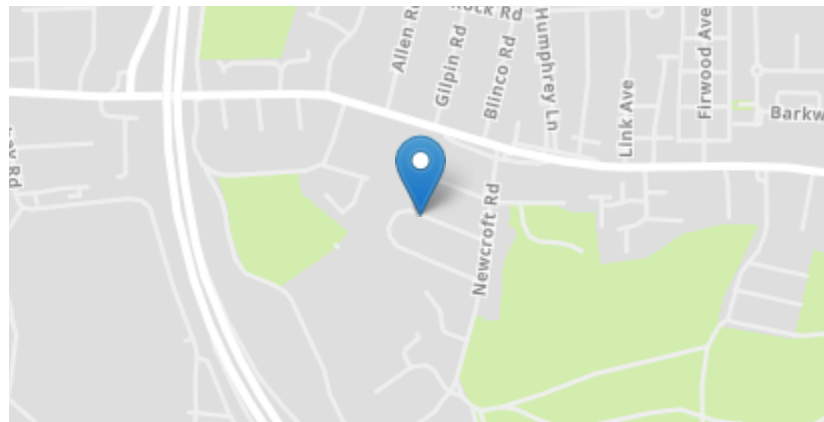
When was the property last rewired? No

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Side extension - 15+ years ago

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+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(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	

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.