

**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2025  
**TOP 500**  
SALES & LETTINGS  
AWARDED FOR  
MARKETING | SERVICE | RESULTS



EASTWOOD AVENUE  
URMSTON

OFFERS OVER

**£375,000**

 4 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



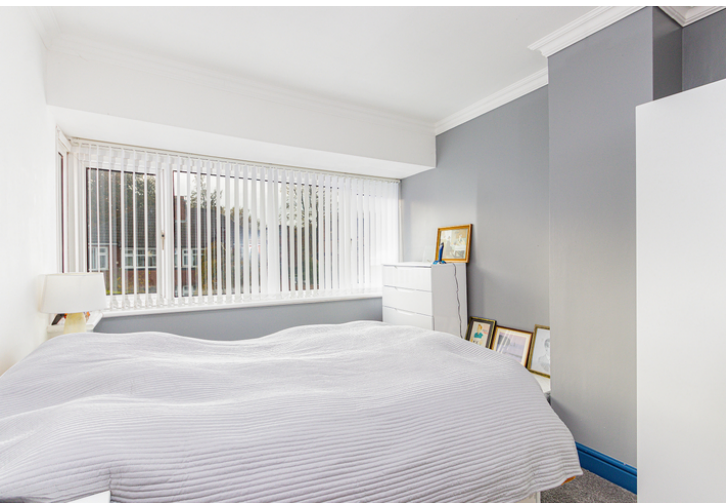
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Eastwood Avenue, Urmston, M41 0XE

**\*\*VIDEO TOUR\*\* - \*\*OVERLOOKING ALLOMENTS\*\* -  
**\*\*WALK INTO URMSTON\*\* - VITALSPACE PLACES ESTATE  
AGENTS** are delighted to bring to the sales market this well presented extended **FOUR BEDROOM** semi-detached property located on a quiet cul-de-sac positioned just off the always popular Westbourne Park in Urmston. The property has been tastefully extended offering spacious living throughout benefiting from three reception rooms and four well proportioned bedrooms. The accommodation itself comprises of a warm and welcoming entrance hallway, downstairs WC, a bay fronted sitting room, a generously sized living room with double doors opening out into the rear garden, a separate dining room and a modern fitted kitchen complete with a host of wall and base units with contrasting worksurfaces. A utility room and a single garage completes the ground floor accommodation. Stairs rise to the first floor level where a large landing with a picture window overlooking allotments provides entry into four well proportioned bedrooms and a four piece family bathroom. Externally, to the front of the property, a good sized driveway offering ample off road parking for multiple vehicles. To the rear and side, there is a**

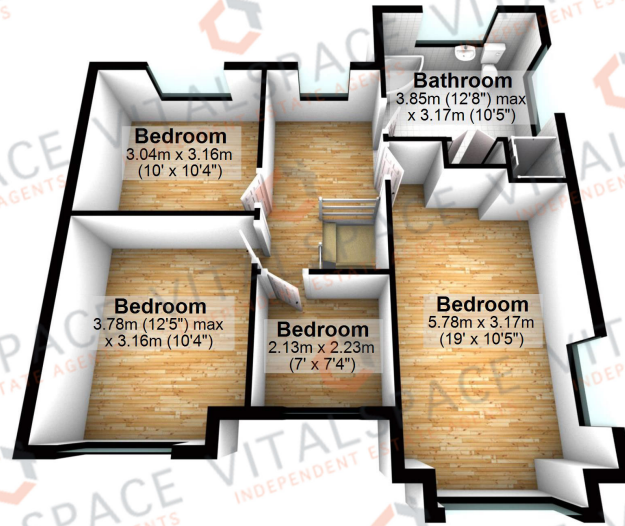




Ground Floor



First Floor



## Features

- Four bedrooms
- Semi detached property
- Extended accommodation
- Three reception rooms
- Driveway and garage
- Utility room & downstairs WC
- Overlooking allotments
- Mature secluded gardens
- Quiet cul de sac location
- Walk into Urmston

## Frequently Asked Questions

How long have you owned the property for? 25 years

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

When was the property last rewired? Partly

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Yes, double storey side extension

Tenure: Freehold

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>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>72</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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