



HUMPHREY PARK
URMSTON

£360,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



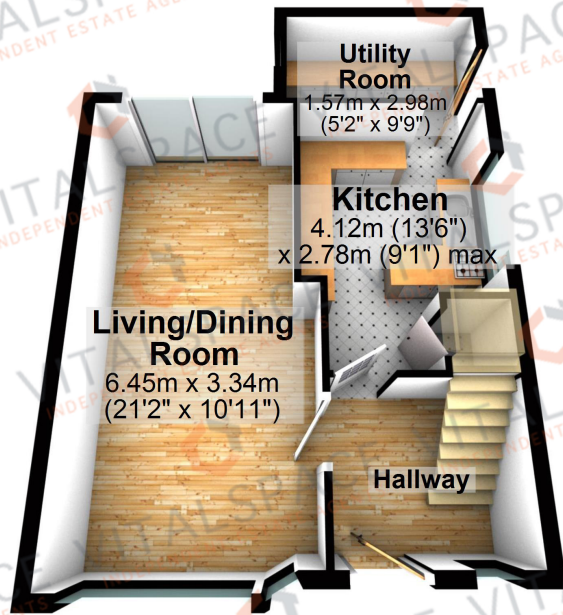
Humphrey Park, Urmston, M41 9WF

****EXCELLENT FAMILY HOME**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this attractive bay fronted semi-detached property, boasting well presented accommodation positioned on a quiet Urmston road. The location of Humphrey Park is popular with families and ideally situated for local schools, Humphrey Park train station, and local amenities on Stretford Road. In further detail, a timber entrance door opens into a welcoming entrance hallway, with a large living room with sliding doors opening out into the rear garden. A generously sized breakfast kitchen forms the hub of this home with a range of high gloss white handleless units with a breakfast bar and space for seating. A conveniently placed utility room can be found to the rear of the property. To the first floor there are three well proportioned bedrooms and contemporary four piece tiled bathroom with a feature freestanding bath and a separate shower cubicle. The second bedroom benefits from a vaulted ceiling with a ladder raising up to a mezzanine level. Externally, to the front of the property, a driveway provides off road parking whilst to the rear, a well tended mature garden can be found with a shaped lawned area and a raised decked, covered patio area ideal for outside entertaining. A timber built summer house provides a further relaxing space during those summer months. This desirable property benefits from gas central heating and uPVC double glazing throughout. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Highly desirable location
- uPVC double glazing
- Gas central heating
- Useful utility room
- Luxury four piece bathroom
- West facing rear garden
- Driveway parking
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 9 years

When was the roof last replaced? Not during ownership

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

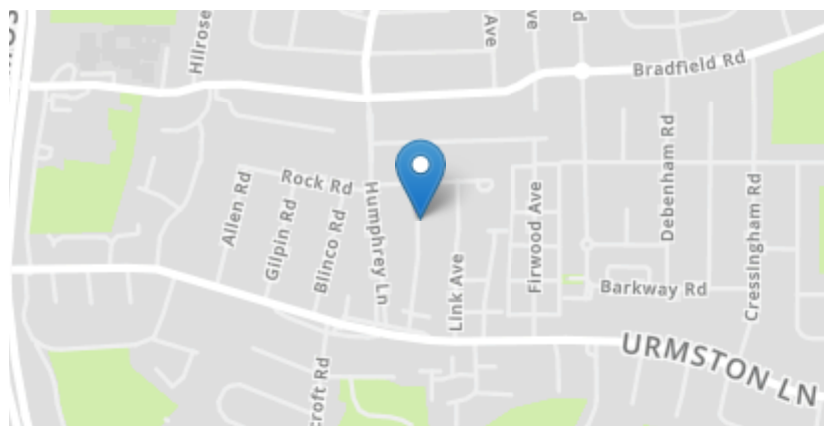
When was the property last rewired? New consumer unit

Which way does the garden face? West facing rear garden

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

Reasons for sale of property? Relocate to Ireland

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
EU Directive 2002/91/EC		
England, Scotland & Wales		

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