



DORCLYN AVENUE  
URMSTON

OFFERS OVER

£340,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE- E



VITALSPACE  
INDEPENDENT ESTATE AGENTS





# Dorclyn Avenue, Urmston, M41 9BF

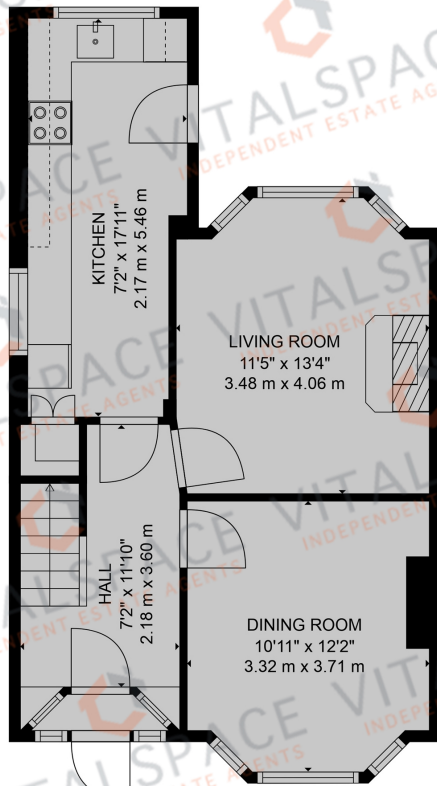
**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are delighted to present to the market this superbly maintained three bedroom semi detached property, ideally located on a quiet cul-de-sac in the heart of Urmston Town Centre. Offering stylish living throughout and ready for immediate occupancy, this home is perfect for families and professionals alike. Upon entry via a private porch, you are welcomed by a bright and spacious hallway that sets the tone for the rest of the home. To the front of the property, a generously sized bay fronted dining room offers the ideal space for family meals and entertaining. To the rear, the separate living room features another bay window, flooding the space with natural light and offering views over the south facing rear garden, a perfect setting for relaxation. The property also benefits from an extended, modern kitchen, finished to a high standard with sleek high gloss wall and base units, complementary work surfaces, and tiled splash backs, blending style and practicality for everyday living. Upstairs, a well shaped landing leads to three spacious bedrooms, one of which features built in wardrobes for ample storage. A contemporary three piece bathroom suite completes the first floor and includes a shower over bath facility. Externally, the low maintenance south facing rear garden offers a mix of paved patio and lawned area, perfect for outdoor entertaining. To the front, a paved driveway provides ample off road parking. This property enjoys a prime location just a short walk from Urmston Town Centre, known for its vibrant mix of bars, restaurants, and supermarkets. Urmston Train Station is also within walking distance, offering excellent transport links to both Manchester City Centre and Liverpool, ideal for commuters. Early viewing is highly recommended to appreciate the space, location, and condition this fantastic home has to offer.



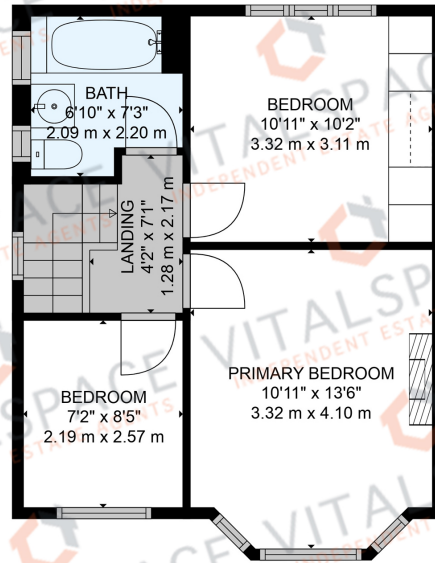








GROUND FLOOR



FIRST FLOOR

## Features

- Three bedrooms
- Semi detached property
- Town Centre Location
- uPVC Double Glazing
- Gas Central Heating
- Cul-de-sac location
- Two reception rooms
- Extended modern kitchen
- Lawned rear garden
- Viewing Essential

## Frequently Asked Questions

How long have you owned the property for? 4.5 years

When was the roof last replaced? Not During Ownership

How old is the boiler and when was it last inspected? Gas central heating serviced October 2024

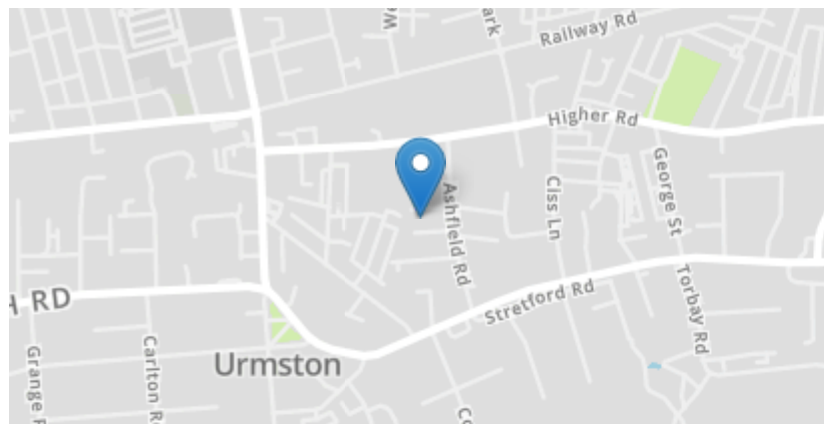
When was the property last rewired? 2022

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Yes, Kitchen Extension Around 10+ 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>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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