



OAK GROVE
URMSTON

£220,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

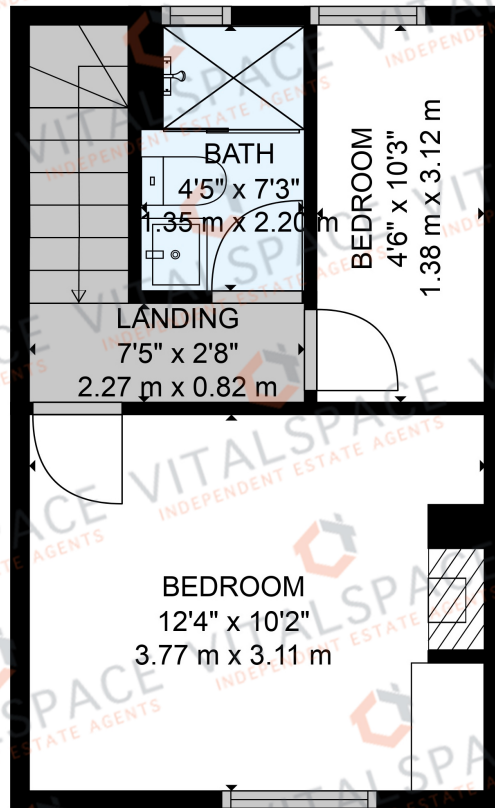
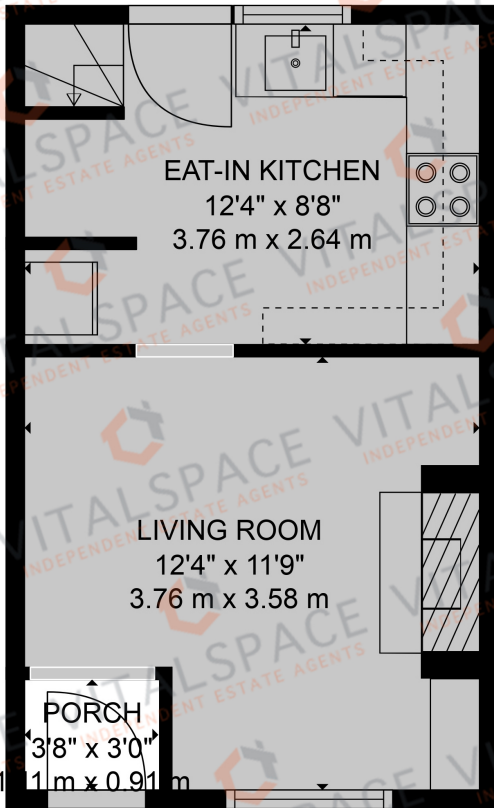


Oak Grove, Urmston, M41 0XU

****VIDEO TOUR** - **WALK INTO URMSTON** - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this well presented, **TWO DOUBLE BEDROOM** end terrace situated in the heart of Urmston town centre. Benefiting from gas central heating and uPVC double glazing, in brief the attractive accommodation comprises; a generously sized living room and a modern breakfast kitchen fitted with a contemporary range of wall and base units. Stairs rise up to the first floor level where a shaped landing provides entry into two bedroom alongside a contemporary, recently installed three piece shower room can be found with black accent fittings. Externally to the rear of the property an enclosed paved courtyard can be found providing an excellent space for a table and chairs during those summer months. Located in the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. Offered for sale with no onward chain, an internal inspection is strongly recommended. Contact VitalSpace Estate Agents for further information.







Features

- Two bedrooms
- Mid period terrace
- Spacious breakfast kitchen
- uPVC double glazing
- Modern tiled shower room
- Gas central heating
- Enclosed rear courtyard
- Walk into Urmston
- Ideal first home
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 15 months

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - serviced August 2023

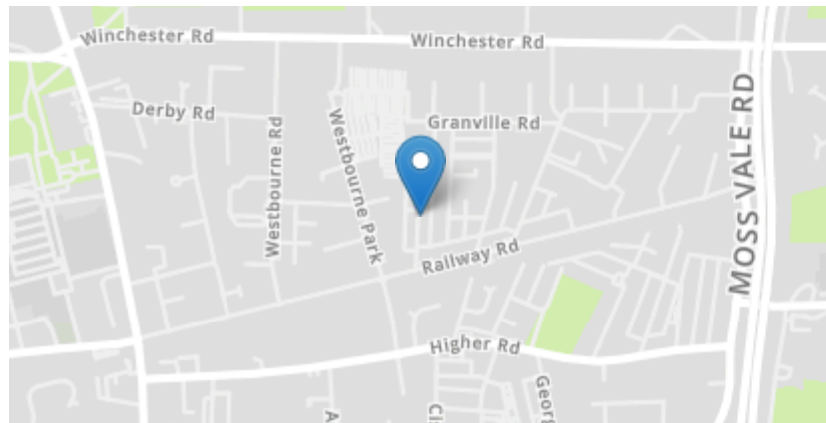
When was the property last rewired? Unsure

Which way does the garden face? East facing rear garden

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

Reasons for sale of property? Upsize with partner

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		91
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(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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