



MOORSIDE ROAD  
URMSTON

OFFERS OVER

£335,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Moorside Road, Urmston, M41 5RX

**\*\*GOLF COURSE VIEWS\*\* - \*\*VIDEO TOUR\*\* - VITALSPACE ESTATE AGENTS** are delighted to offer for sale this spacious and characterful THREE BEDROOM mid-terrace period property, perfectly positioned on a highly sought-after road overlooking Davyhulme Golf Course. Dating back to the early 1900s, the property retains much of its original charm while offering well balanced and versatile living accommodation suited to modern family life. The accommodation benefits from uPVC double glazing and gas central heating and briefly comprises: a welcoming entrance hallway, a generously sized living room which opens into a spacious sitting/dining room alongside an impressive fitted kitchen. A conveniently placed downstairs WC can be found via the kitchen and completes the ground floor accommodation. To the first floor, there are three well proportioned bedrooms along with a contemporary three-piece family bathroom. Externally, the property features a small garden to the front and a private, south-facing lawned garden to the rear with timber fenced boundaries. Moorside Road is a particularly popular location, ideally placed for highly regarded local schools, Trafford General Hospital, and within easy reach of Urmston town centre and its







## Features

- Three bedrooms
- Mid period terrace
- No onward chains
- Golf course views
- Two reception rooms
- Downstairs WC
- South facing garden
- Gas central heating
- Convenient for amenities
- 82 Sqm / 883 Sqft

## Frequently Asked Questions

When was the roof last replaced? Circa 12 years ago

How old is the boiler and when was it last inspected? Gas central heating - inspected December 2025

When was the property last rewired? Circa 2005

Which way does the garden face? South facing rear garden

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

Reasons for sale of property? Release funds

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>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	
(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	

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