



RAILWAY ROAD
URMSTON

£375,000

 3 BEDROOMS

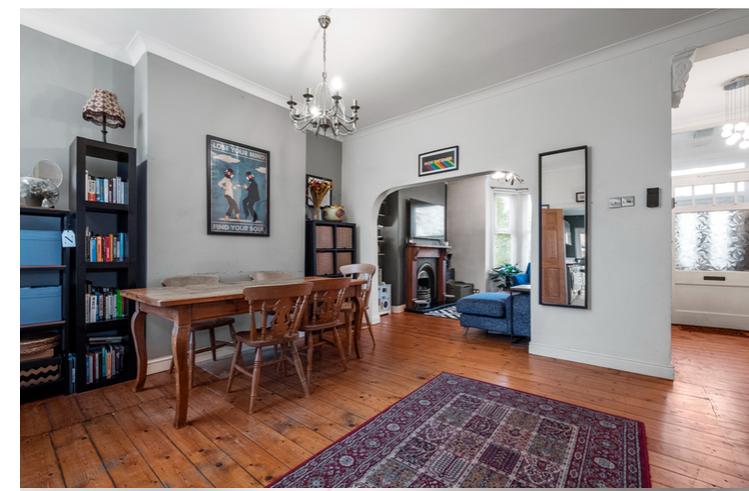
 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

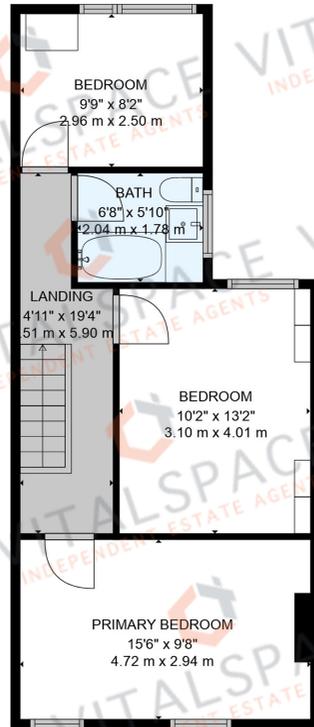
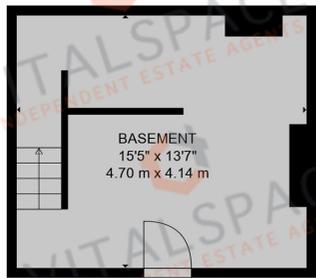


Railway Road, Urmston, M41 0YD

****VIDEO TOUR** - **WALK INTO URMSTON** - VITALSPACE ESTATE AGENTS** are delighted to bring to the sales market this immaculately presented, generously sized **THREE BEDROOM** mid terrace period home positioned within walking distance of Urmston Town Centre. This attractive property is packed full of Victorian features and benefits from double glazing and gas central heating and briefly comprises; a welcoming hallway, a well proportioned bay fronted living room with an attractive feature fireplace, a generously sized dining room and a modern fitted breakfast kitchen with double doors providing access out into the rear garden. To the first floor, a shaped landing provides entry into three good sized bedrooms and a contemporary three piece bathroom with a shower over bath combination. A useful cellar chamber can be accessed via the dining room, ideal for use as a utility room, workshop or dry storage space. Externally there is an enclosed rear courtyard garden which provides ample space for a table and chairs during those summer months. Situated in a prime location within walking distance to Urmston town centre with its array of shops, eateries, wine bar and more. Urmston itself boasts excellent schools for all ages and a range of public transport including bus routes, Urmston train station and motorways links. Contact VitalSpace Estate Agents to arrange an internal inspection. We strongly recommend arranging an appointment to avoid disappointment.







Features

- Three bedrooms
- Mid terrace property
- Original period features
- Walk into Urmston
- Modern breakfast kitchen
- Useful storage cellar
- Immaculate presentation
- Enclosed rear garden
- Gas central heating
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 4 years

When was the roof last replaced? Yes, 4 years ago

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

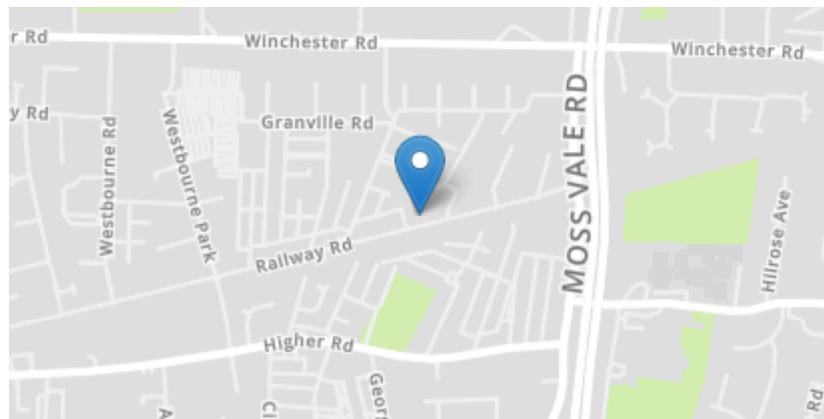
When was the property last rewired? Not during ownership

Which way does the garden face? North facing rear garden

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

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+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(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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