

**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023  
**OVERALL WINNER**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS



HIGHER ROAD  
URMSTON

OFFERS OVER

£200,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Higher Road, Urmston, M41 9BH

**\*\*ATTRACTIVELY PRICED\*\* - \*\*MODERNISATION REQUIRED\*\* - \*\*OPEN DAY SATURDAY 17th JUNE\*\* -**  
VITALSPACE ESTATE AGENTS are delighted to offer for sale this TWO DOUBLE BEDROOM semi detached Victorian cottage situated within walking distance of Urmston town centre. Requiring modernisation, in brief the deceptively spacious property comprises; a generously sized living room, a good sized dining kitchen and a three piece downstairs bathroom. Stairs rise from the living room to the first floor landing where two well proportioned double bedrooms. This property is warmed by gas central heating and is part double glazed. Externally, this property boasts an enclosed rear which is mainly paved providing ample space for outdoor dining during the summer months. Ideally situated in a prime location, this home is within walking distance to Urmston town centre, which offers an array of shops, eateries, a wine bar, and more. Urmston also benefits from excellent schools for all ages, as well as convenient public transport options such as bus routes, Urmston train station, and easy access to motorways. To avoid missing out, we strongly recommend you contact VitalSpace Estate Agents to arrange an internal





## Ground Floor



## First Floor



## Features

- Two double bedrooms
- Semi detached property
- Walk into Urmston
- Attractively priced
- Gas central heating
- Potential for modernisation
- Deceptively Spacious
- Double glazing
- Southerly facing courtyard
- Inspection recommended

## Frequently Asked Questions

How long have you owned the property for? 2006

When was the roof last replaced? Not during ownership

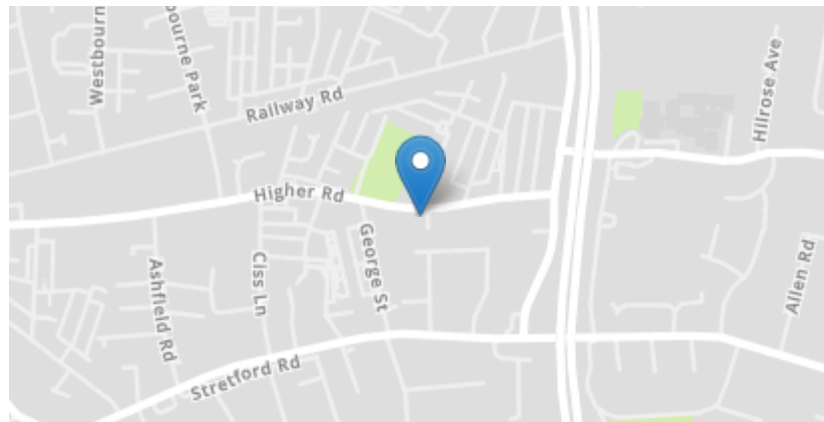
How old is the boiler and when was it last inspected? Gas central heating

When was the property last rewired? Unknown

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? 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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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