



CHURCH ROAD
URMSTON

£285,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Church Road, Urmston, M41 9DX

****NO ONWARD CHAIN** - **THREE DOUBLE BEDROOMS****
- VITALSPACE ESTATE AGENTS are pleased to offer for sale this deceptively spacious THREE DOUBLE BEDROOM semi detached home located on the always popular Church Road in Urmston. Arranged over three floors, in brief, the accommodation comprises; a welcoming entrance hallway which leads into a 17ft living / dining room alongside a modern fitted kitchen with double doors opening out into the rear garden. A conveniently situated utility room can be accessed via the kitchen and completes the ground floor accommodation. Stairs rise to the first floor level where two large double bedrooms can be found and a three piece tiled family bathroom. A further staircase rises to the second floor level and into an impressive third double bedroom within a converted loft space. Externally, to the front of the property, a block paved driveway provides excellent off road parking facilities. To the rear, an enclosed mainly lawned garden can be found with timber fenced boundaries. Further benefits of this well proportioned family home include uPVC double glazing, gas central heating and no onward chain. Situated in a prime location within walking distance to Urmston town centre with its array of

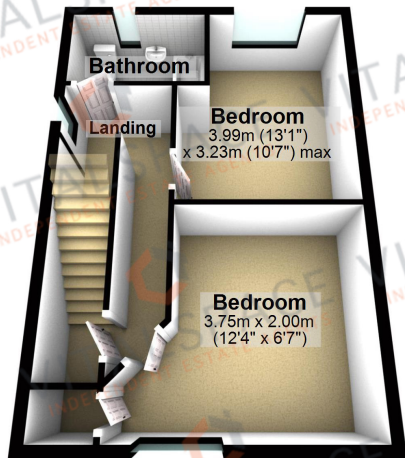




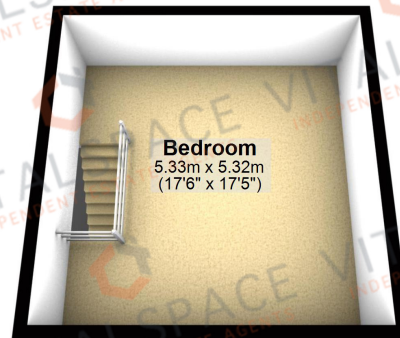
Ground Floor



First Floor



Second Floor



Features

- Three double bedrooms
- Semi detached property
- Gas central heating
- Driveway parking
- Popular location
- Arranged over three floors
- No onward chain
- uPVC double glazing
- Enclosed rear garden
- Viewings recommended

Frequently Asked Questions

How long have you owned the property for? Since 2002

When was the roof last replaced? Unknown

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

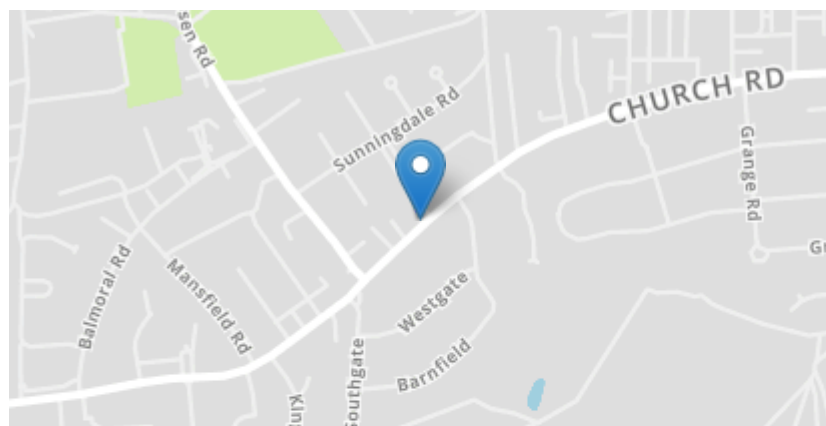
When was the property last rewired? EICR certificate in place

Which way does the garden face? North West facing rear garden

Are there any extensions and if so when were they built? Loft conversion

Reasons for sale of property? Sale of buy to let property

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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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