



LORNE GROVE
URMSTON

£280,000



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

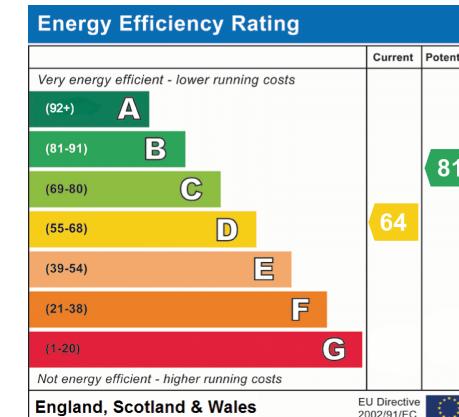
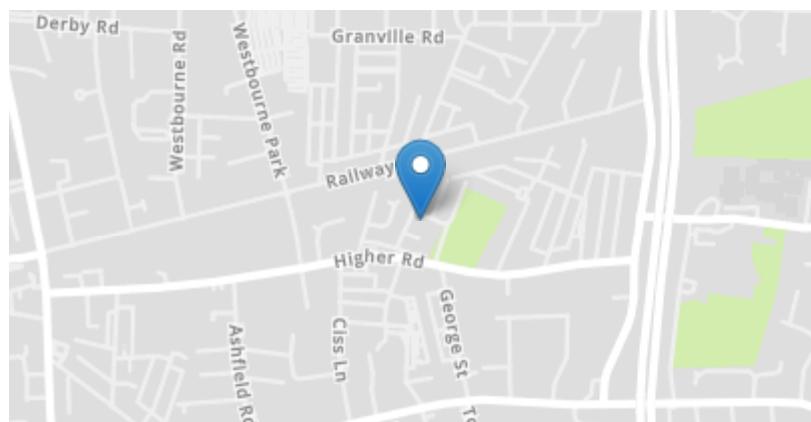
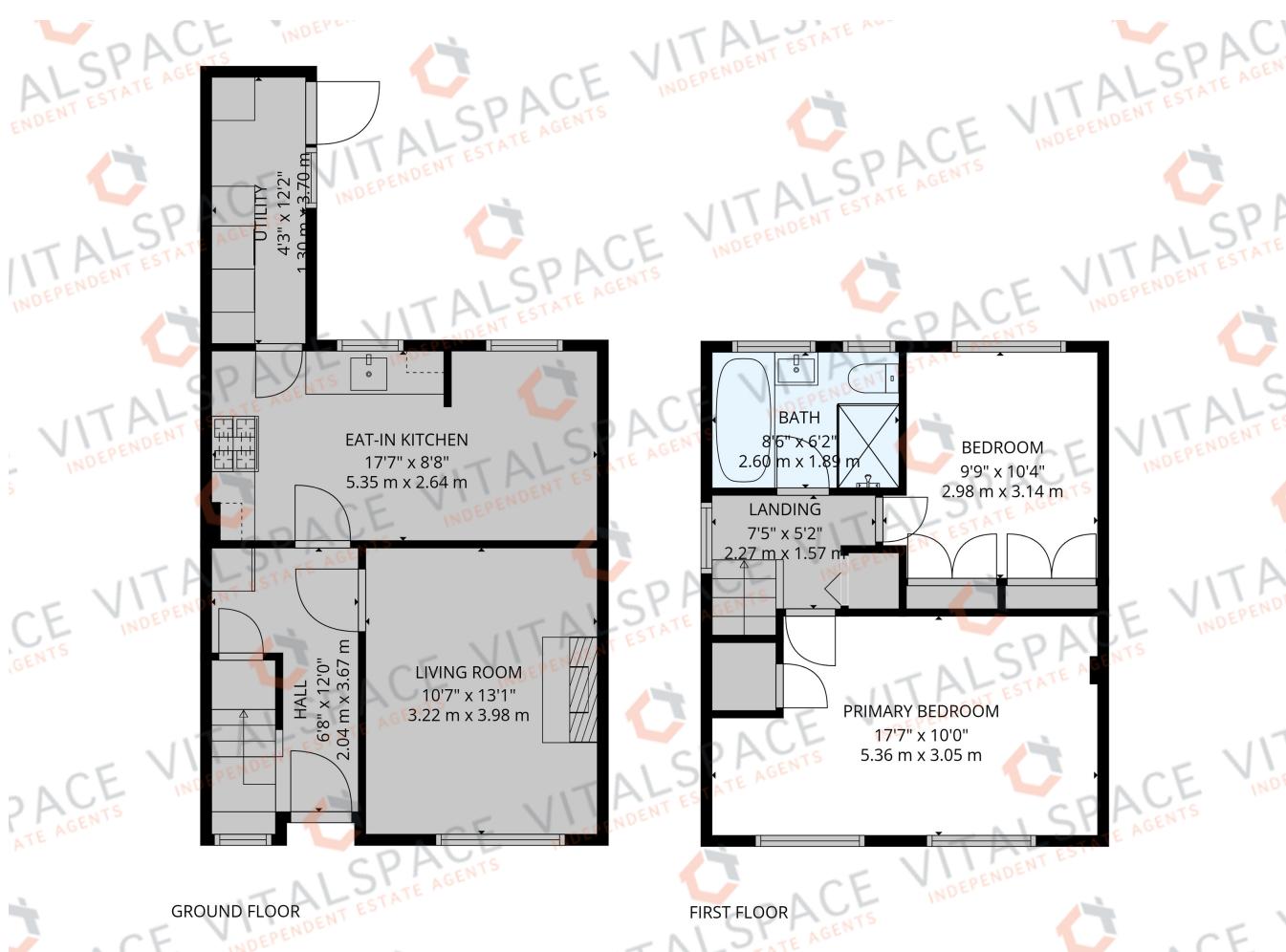


Lorne Grove, Urmston, M41 9AY

VIDEO TOUR - VITALSPACE ESTATE AGENTS are delighted to present this recently refurbished, corner-positioned end terrace property, offering stylish and thoughtfully updated accommodation throughout. Beautifully improved by our clients in recent years, the well-presented interior briefly comprises a warm and welcoming entrance hallway, a spacious living room and a contemporary open-plan dining kitchen. The recently upgraded kitchen features solid oak worksurfaces and attractive herringbone flooring, flowing seamlessly into a generous dining area with ample space for a large table and chairs, ideal for both everyday living and entertaining. A separate utility room, accessed from the kitchen, completes the ground floor accommodation. To the first floor, there are two well-proportioned double bedrooms alongside a modern four-piece bathroom suite, complete with both a panelled bath and a separate shower cubicle. Occupying a generous corner plot, this attractive home benefits from gardens to the front, side and rear elevations, providing excellent outdoor space. Further features include uPVC double glazing and an annually serviced gas central heating system. Ideally situated just a short stroll from Urmston town centre, the property offers convenient access to a wide selection of shops, bars, restaurants and cafés, as well as Urmston train station with direct links to both Manchester and Liverpool. Excellent public transport connections also provide easy access to MediaCityUK and The Trafford Centre. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Features

- Two double bedrooms
- End terrace property
- Open plan dining kitchen
- Immaculate condition
- Gas central heating
- uPVC double glazing
- 72 Sqm / 773 Sqft
- Good sized rear garden
- Recently upgraded kitchen
- Quiet secluded location

Frequently Asked Questions

How long have you owned the property for? 5 years +

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - new boiler December 2020 - serviced annually

When was the property last rewired? No

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

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.

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