



NORTH GROVE  
URMSTON

£290,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 VIDEO TOUR



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

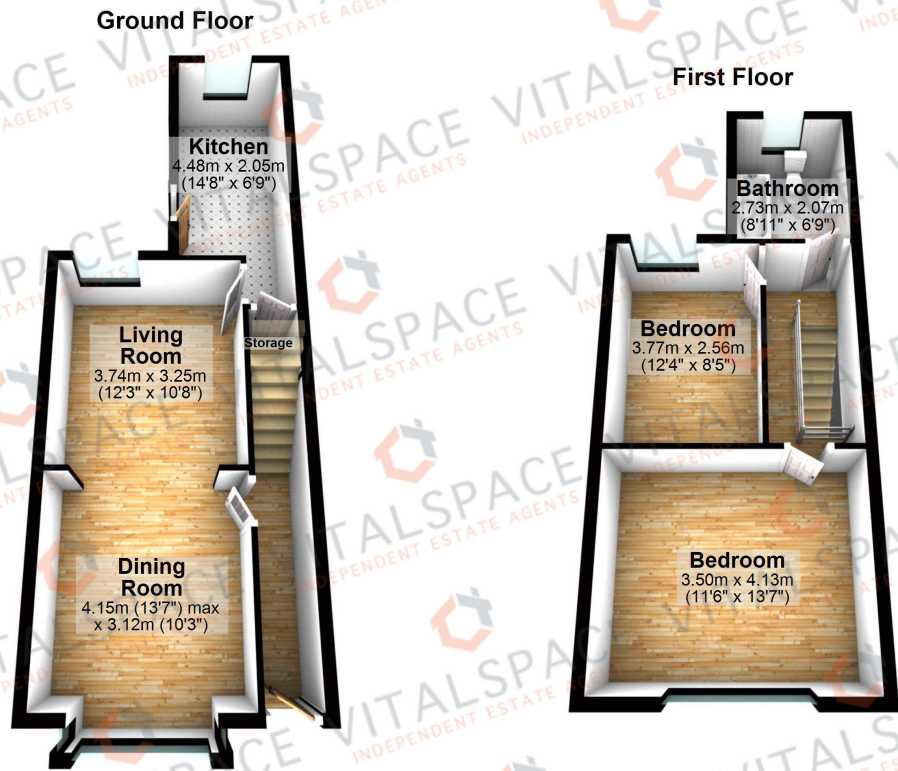


# North Grove, Urmston, M41 9DD

**\*\*VIDEO TOUR\*\*** - VitalSpace Estate Agents are delighted to bring to the market an immaculately presented, extended two double bedroom mid terrace property tucked away on a quiet cul-de-sac, within a popular residential area, situated just off Church Road. Benefitting from uPVC double glazing and gas central heating the property briefly comprises; a welcoming entrance hallway, a bay fronted living room opening into a good sized dining room and a modern extended kitchen. To the first floor there are TWO DOUBLE bedrooms and a larger than average contemporary three piece bathroom. Externally there is an enclosed landscaped low maintenance rear garden providing ample space for a table and chairs during those summer months. Perfectly positioned for Urmston town centre yet enjoying a more peaceful setting. Urmston town centre has an excellent range of shops, general services and restaurants. There are excellent local schools in the area for children of all ages. For commuters this property is just ten minute walking distance of Urmston train station and has excellent access to the motorway network. We thoroughly recommend an internal inspection to appreciate this superb home. Contact VitalSpace Estate







## Features

- Two double bedrooms
- Period mid terrace
- Quiet Urmston cul-de-sac
- Gas central heating
- uPVC double glazing
- Two reception rooms
- Enclosed rear courtyard
- Immaculate condition
- Large three piece bathroom
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 32 years

When was the roof last replaced? Roof last inspected April 2024

How old is the boiler and when was it last inspected? Gas central heating - Worcester combi - April 2023

When was the property last rewired? yes, circa 30 years ago

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Small kitchen extension pre purchase

Reasons for sale of property? Downsize to a bungalow

If you would like to submit an offer on this property, please



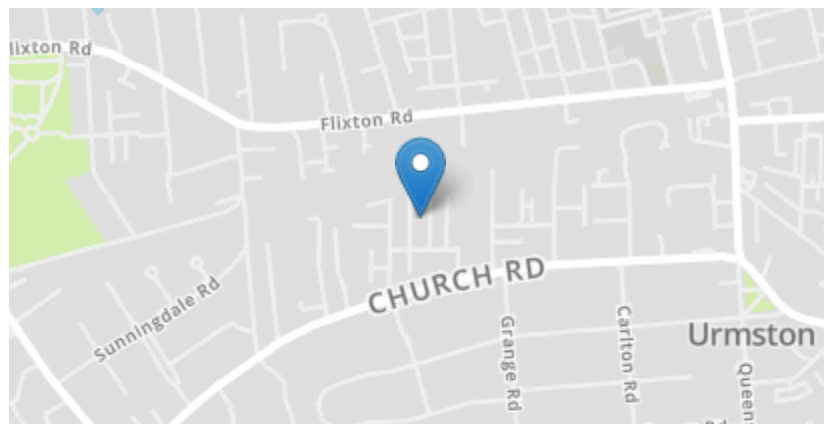
**VITALSPACE**  
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