



VICARAGE ROAD
URMSTON

£750,000

 3 BEDROOMS

 2 BATHROOMS

 4 RECEPTIONS

 VIDEO TOUR



VITALSPACE
INDEPENDENT ESTATE AGENTS

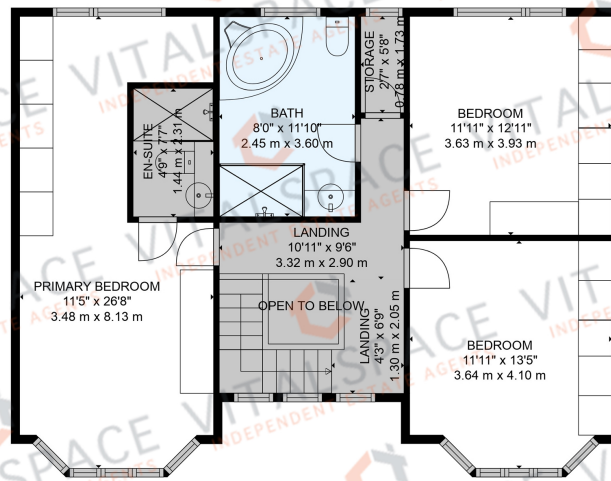
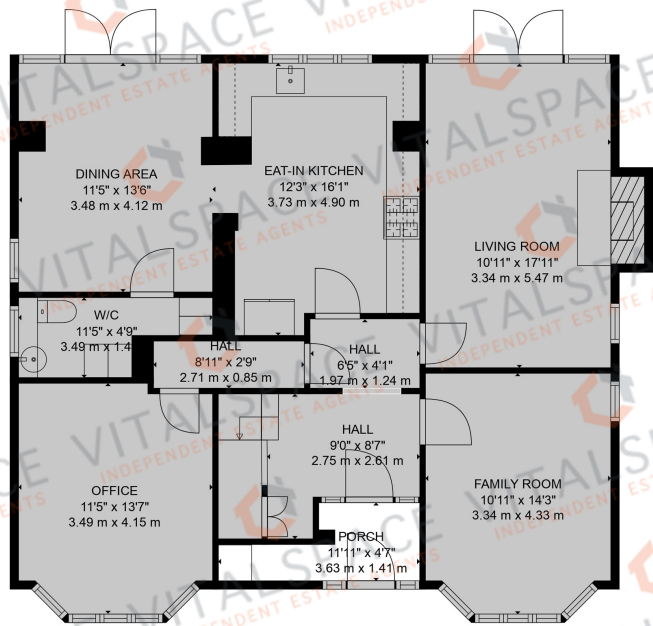


Vicarage Road, Urmston, M41 5TP

****VIDEO TOUR** - **PRESTIGIOUS URMSTON LOCATION**** - VITALSPACE ESTATE AGENTS are pleased to offer to the sales market this rare opportunity to purchase this unique, remodelled THREE BEDROOM detached family home of nearly 2000 sqft, located within arguably on one of the most desirable roads in Urmston. This delightful property would be ideal for any growing family providing bespoke accommodation arranged over two extensive floors. Offering flexible living accommodation finished in a contemporary style, a newly installed composite entrance door leads into a porch with an opulent entrance hallway beyond. The ground floor accommodation itself provides versatile accommodation with four good sized reception rooms and a large 16ft breakfast kitchen. The reception rooms themselves comprises of two large bay fronted rooms currently used as a family room and a home office alongside a 17ft formal living room and a dining room with double doors leading out into the landscaped rear garden. The kitchen breakfast room is generous in size and enjoys pleasant views over the rear garden fitted with a host of modern wall and base units with incorporating a range of integrated appliances. The kitchen itself opens into a good sized dining room making this property perfect for entertaining. A contemporary downstairs WC with a range of built in storage completes the ground floor accommodation. Stairs rise to the first floor galleried landing which provides entry into a reconfigured layout (originally 4 bedrooms) with THREE well proportioned double bedrooms, a tiled family bathroom and an en-suite shower room. The principal bedroom suite benefits from a dressing area with fitted wardrobes and an en-suite shower room. Externally, this property is set back from Vicarage Road, approached by a gated driveway with excellent off road parking facilities for multiple vehicles. To the rear, there is a beautifully landscaped, mature garden with a large paved patio area perfect for alfresco dining during those summer months. Steps lead down onto a lawned garden with a further shaped patio beyond. Additional benefits of this tastefully presented home include a new gas combination boiler in 2019, an updated electric consumer unit and uPVC double glazing throughout. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Urmston Grammar School. For commuters, this property is positioned with minutes drive the motorway network. Contact VitalSpace Estate Agents for further information or to arrange an internal







Features

- Three double bedrooms
- Detached family residence
- Generous garden plot
- Prestigious location
- Mature rear gardens
- Gated driveway parking
- Four reception rooms
- Large breakfast kitchen
- Mater bedroom suite
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 12 years

Tenure: Leasehold - 999 years from built (1930's) - £5 per year

When was the roof last replaced? Not during ownership

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

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Yes but pre purchase

Reasons for sale of property? Downsize

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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.