



HAYESWATER ROAD
URMSTON

£365,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS



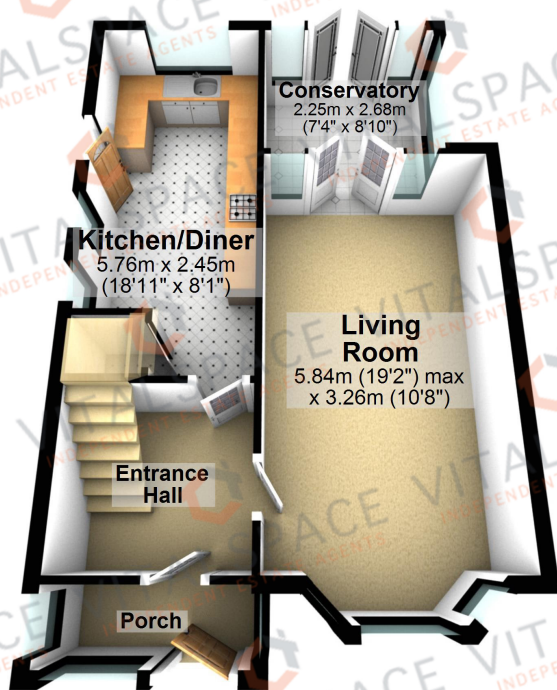
Hayeswater Road, Urmston, M41 7AT

****VIDEO TOUR** - **WALK INTO URMSTON**** - Offered for sale by VITALSPACE ESTATE AGENTS, this charming three bedroom semi detached home is located on a highly sought after, tree lined road in Urmston. Brimming with character and ideal for any growing family, the property enjoys a prime position close to well regarded schools, excellent local amenities, and superb transport links. Behind its attractive 1930s facade, this attractive property boasts spacious and thoughtfully extended accommodation. In brief, the desirable accommodation comprises of a welcoming entrance hallway which lead into a generous bay fronted living room, filled with natural light and featuring double doors opening into a uPVC double glazed conservatory, the perfect place to relax or entertain. The ground floor also benefits from a modern, extended kitchen with ample storage and workspace, leading out to a low maintenance, south facing rear garden, a tranquil paved space ideal for alfresco dining and summer gatherings. Upstairs, a shaped landing provides access to three well proportioned bedrooms and a stylish, contemporary four piece bathroom finished with quality tiling, a bath and a separate shower cubicle. Externally, this property benefits from a paved driveway providing off road parking and a neat, low maintenance front garden whilst to the rear, as mentioned, a secluded South facing low maintenance garden can be found. This property offers beautifully balanced living space with a high standard of finish throughout. Early viewing is highly recommended to fully appreciate what this superb family home has to offer. For further information or to arrange a viewing, please contact VITALSPACE ESTATE AGENTS today.

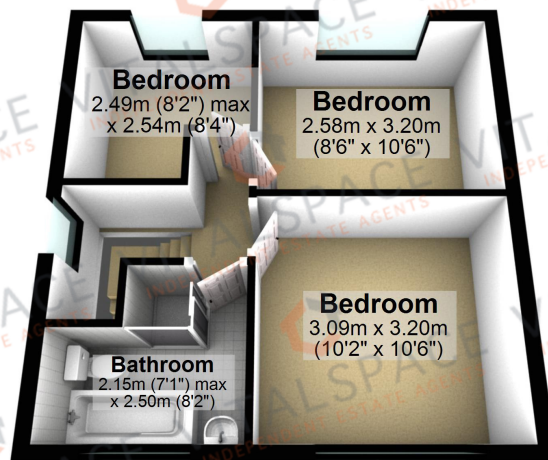




Ground Floor



First Floor



Features

- Three bedrooms
- Semi Detached Property
- Fantastic Local Amenities
- Walk into Urmston
- South Facing Garden
- Extended dining kitchen
- uPVC conservatory
- Gas central heating
- uPVC double glazing
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 17 years

When was the roof last replaced? Yes the extension roof- 2025

How old is the boiler and when was it last inspected? Gas central heating - serviced Feb 2025

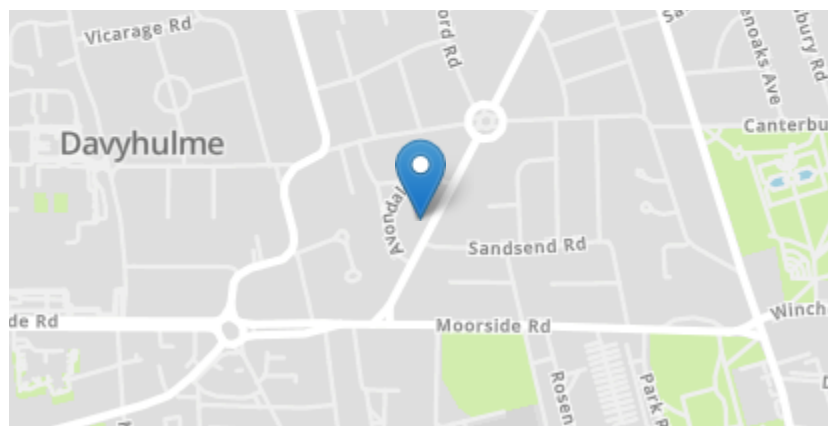
When was the property last rewired? Extension - 2025

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Kitchen Extension

Reasons for sale of property? Downsizing

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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