



WESTBOURNE PARK  
URMSTON

£650,000

 4 BEDROOMS

 3 BATHROOMS

 3 RECEPTIONS

 EPC GRADE:- B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

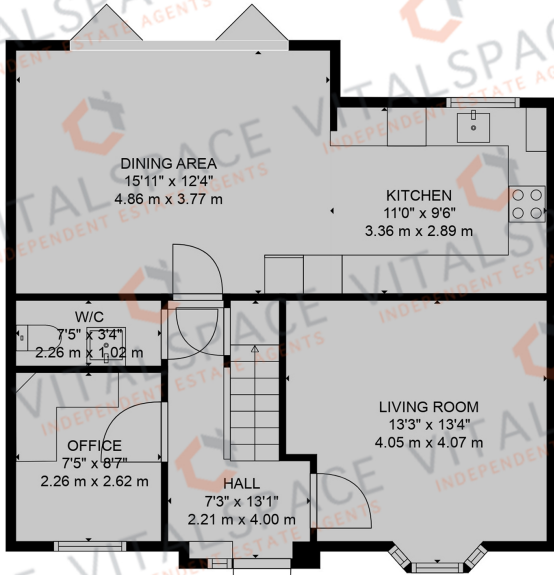
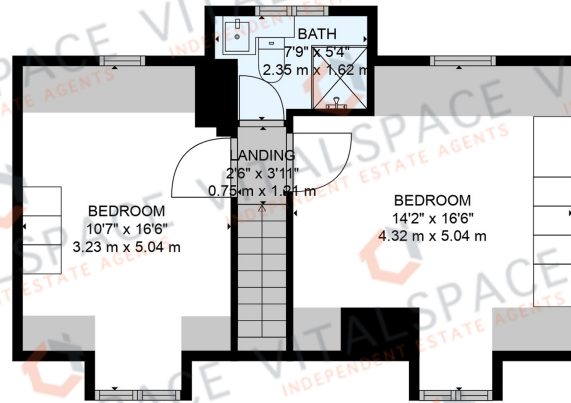
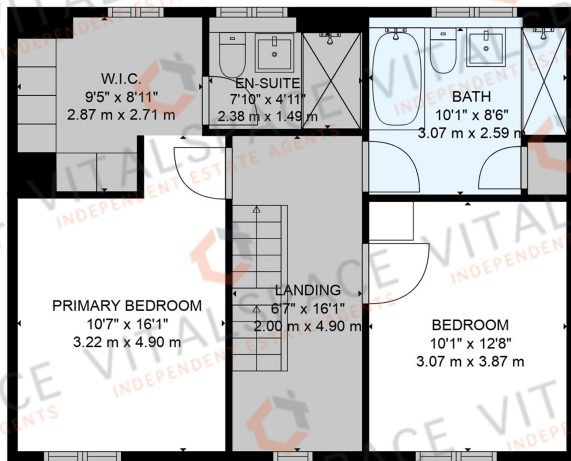


# Westbourne Park, Urmston, M41 0XR

**\*\*NEWLY BUILT DETACHED HOME\*\* - \*\*VIDEO TOUR\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this bespoke, architect designed family home offering an ideal blend of style, functionality, and comfort. Spacious and airy, the interior is adorned with sleek finishes and premium fixtures, creating an inviting and sophisticated ambiance throughout. This property is designed to the highest specification and complimented by a stunning open plan dining kitchen forming the hub of the house, perfect for entertaining. This magnificent, newly built property is arranged over **THREE FLOORS** with expansive accommodation extending to approximately 166 sqm / 1787sqft including **FOUR DOUBLE BEDROOMS** and **THREE LUXURY BATHROOMS**. The property is approached via a block paved driveway with a composite entrance door opening into an impressive entrance hallway which provides entry into a useful study, a formal 13ft living room and a conveniently located tiled downstairs WC. Without doubt, the main hub of this home is the enviable open plan dining kitchen aluminium bi-folding doors leading out into the rear landscaped garden. The kitchen itself offers high-end bespoke units with granite tops and boasting fully integrated appliances to include; fridge/freezer, dishwasher, a Bosch ceramic hob and extractor. A glass and oak balustrade staircase rises to the first floor galleried landing with access into two double bedrooms, alongside a luxury four piece family bathroom. The opulent master bedroom suite extends the length of the house, served by a walk in wardrobe area and a contemporary tiled en-suite shower room. A further staircase rises to the second floor level where two further double bedroom can be found alongside a three piece shower room. Externally, a secluded mainly lawned rear garden with a large raised composite decked patio area provides a perfect space for alfresco dining during those summer months. The property is situated on a quiet Urmston cul-de-sac, enjoying the fantastic convenience of being minutes walk to an excellent array of local facilities including an exceptional range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network and Urmston train Station. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.







## Features

- Four double bedrooms
- New built family home
- EPC grade B
- Walk into Urmston
- Three reception rooms
- Impressive open plan kitchen
- Arranged over three floors
- Large driveway and garden
- Architect Designed, Completely Bespoke
- 166 Sqm / 1787 Sqft

## Frequently Asked Questions

Property built in 2023

Rehau uPVC windows and frames

Worcester boiler with smart controls

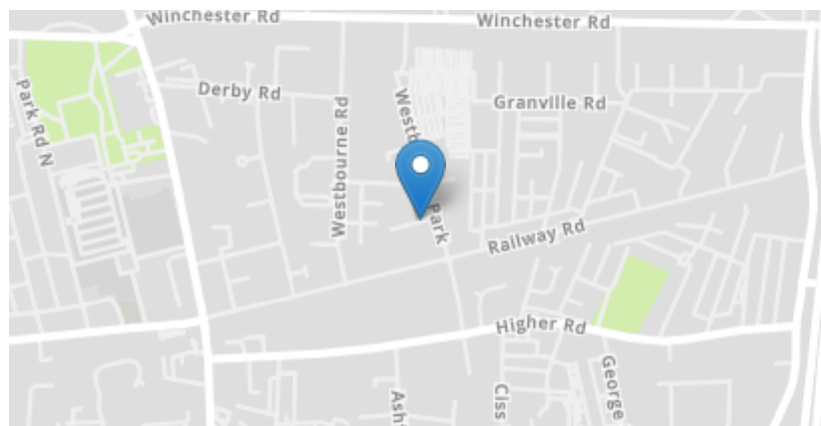
Herringbone flooring

9 years remaining of property build warranty

Tenure: Freehold

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+)	<b>A</b>		92
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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