



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2026  
**TOP 500**  
SALES & LETTINGS  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

MOORLANDS AVENUE  
URMSTON

£700,000

 4 BEDROOMS

 3 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

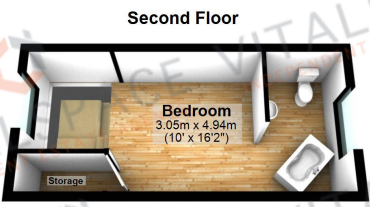
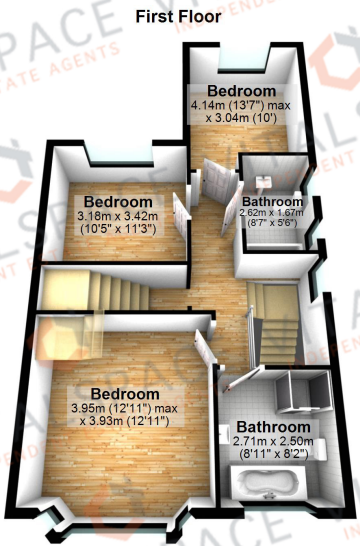
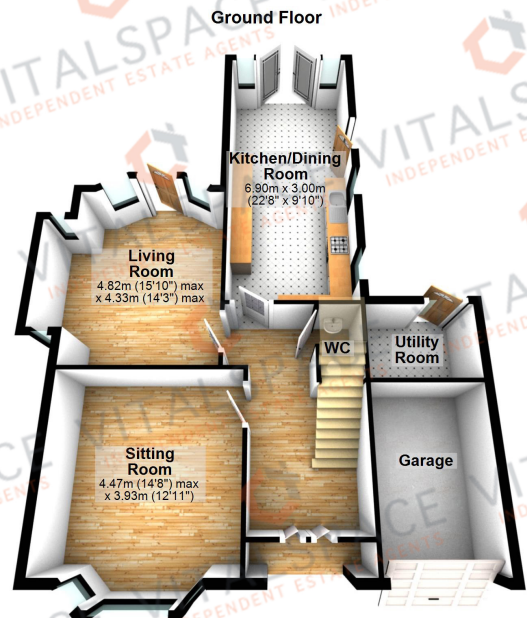


# Moorlands Avenue, Urmston, M41 5TB

**\*\*VIDEO TOUR\*\* - \*\*NO ONWARD CHAIN\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this beautifully extended **FOUR BEDROOM** detached residence is discreetly positioned within a quiet cul-de-sac, just moments from the vibrant energy of Urmston. Designed with both elegance and lifestyle in mind, this remarkable home seamlessly blends charm with contemporary finishes, creating a space that feels both timeless and indulgent. An impressive entrance hallway sets the tone, leading into a bay fronted sitting room, while the impressive 'Inglenook' living room offers a refined yet inviting space, effortlessly connecting to the landscaped gardens beyond, perfect for both intimate evenings and stylish entertaining. The true centrepiece of this home is the stunning extended breakfast kitchen. Thoughtfully designed, it features beautifully crafted cabinetry, a range of integrated appliances, and striking bi-fold doors that dissolve the boundary between inside and out, flooding the space with natural light and opening out into the rear garden. Practicality is delivered with discretion, with a separate utility room to the rear of the garage and a ground floor WC completing the lower level. Stairs rise to the first floor level where three generously proportioned double bedrooms are complemented by two luxurious bathrooms, each finished to an impeccable standard. Ascending further, the professionally converted loft reveals a private, hotel inspired principal suite, complete with a contemporary en-suite, offering a true sanctuary away from the rest of the home. Externally, the property continues to impress. A substantial driveway provides ample off road parking, while the rear garden has been thoughtfully curated to create a secluded retreat. Multiple entertaining terraces, a manicured lawn, and a bespoke outdoor dining area with a built-in BBQ and pizza oven combine to offer an enviable lifestyle setting. This property also benefits from updated uPVC double glazing, a regularly serviced central heating system, and certified electrics. Situated within easy reach of Urmston town centre and Trafford General Hospital, as well as a collection of highly regarded schools, this home delivers the perfect balance of privacy, prestige, and connectivity. Offered for sale with no onward chain, an internal inspection comes highly recommended.







## Features

- Four double bedrooms
- Detached family home
- Arranged over three floors
- Two reception rooms
- Three bathrooms
- Secluded rear garden
- Impressive dining kitchen
- Highly desirable location
- No onward chain
- 169 Sqm / 1819 Sqft

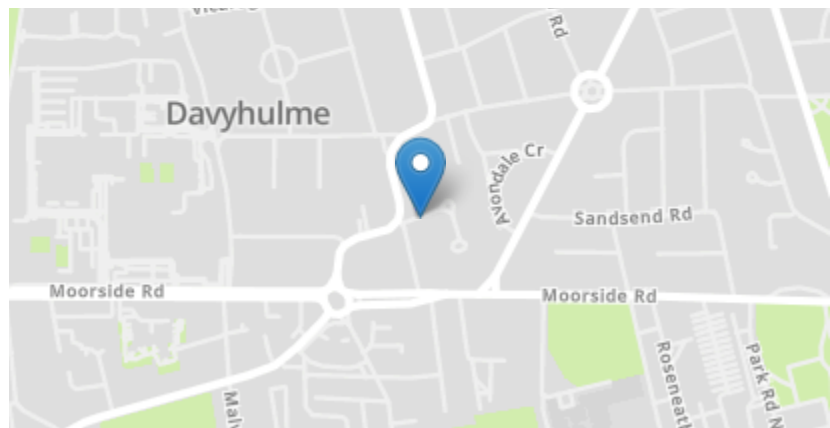
## Frequently Asked Questions

- How long have you owned the property for? 32 years
- When was the roof last replaced? yes when purchased - 32 years ago
- How old is the boiler and when was it last inspected? Gas central heating - inspected annually
- When was the property last rewired? 32 years ago
- Which way does the garden face? South facing rear garden

Reasons for sale of property? Downsize

Tenure: Leasehold - 900 + years remaining - £5.00 per annum ground rent

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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	60	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		70
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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