



DARTFORD ROAD  
URMSTON

£590,000

 5 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

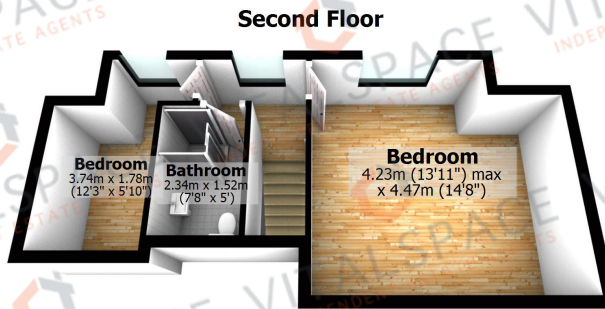
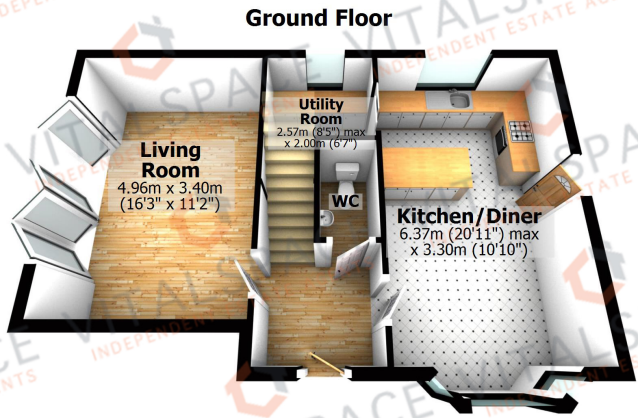


# Dartford Road, Urmston, M41 9DE

**\*\*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 129 sqm / 1388 sqft including FIVE BEDROOMS and TWO BATHROOMS. The property is approached via a tegular block paved driveway with a uPVC entrance door opening into an impressive entrance hallway which provides entry into a generously sized living room with bi-folding doors which lead out into the secluded garden alongside a large contemporary, open plan dining kitchen complete with a host of wall and base units with a breakfast bar with space for seating. A conveniently situated utility room can be accessed via the kitchen alongside a downstairs WC which completes the ground floor accommodation. Stairs rise to the first floor to a shaped landing which provides entry into three well proportioned double bedrooms and a four piece family bathroom with a separate shower and bath. To the second floor, an impressive master bedroom can be found and a single bedroom/study and a tiled shower room. Externally to the front and side there is a generous driveway providing ample off-road parking suitable for multiple vehicles. To the rear, a private, secluded garden can be found, mainly laid to lawn with a large patio area suitable for alfresco dining during the 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.**







## Features

- Five bedrooms
- New built family home
- EPC grade B
- Walk into Urmston
- Impressive open plan kitchen
- Two reception rooms
- Arranged over three floors
- Utility and downstairs WC
- Large driveway and garden
- No onward chain

## Frequently Asked Questions

How long have you owned the property for? Owned land for 5 years

When was the roof last replaced? New roof - 2022 / 2023

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

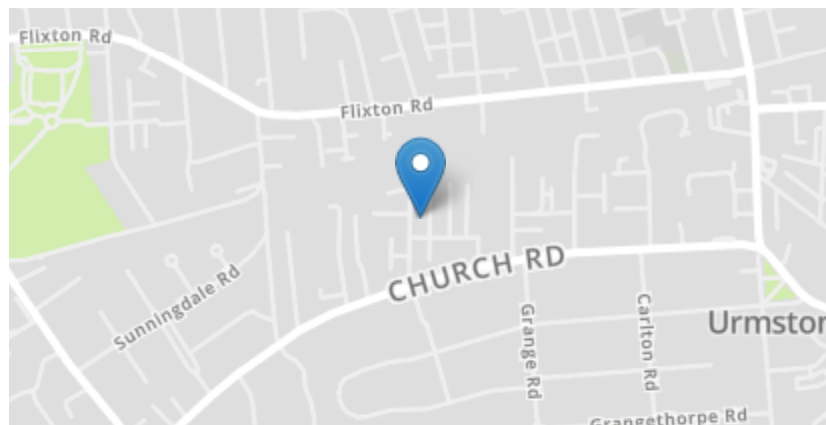
When was the property last rewired? Newly rewired - 2023

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? No extension - new build

Reasons for sale of property? Developer sale

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>	84	
(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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