



EDDISBURY AVENUE
URMSTON

OFFERS OVER

£375,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 VIRTUAL TOUR



VITALSPACE
INDEPENDENT ESTATE AGENTS

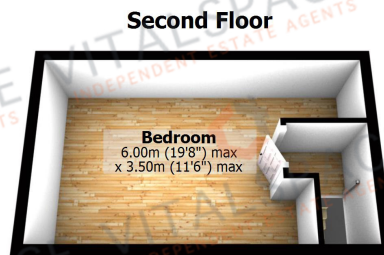
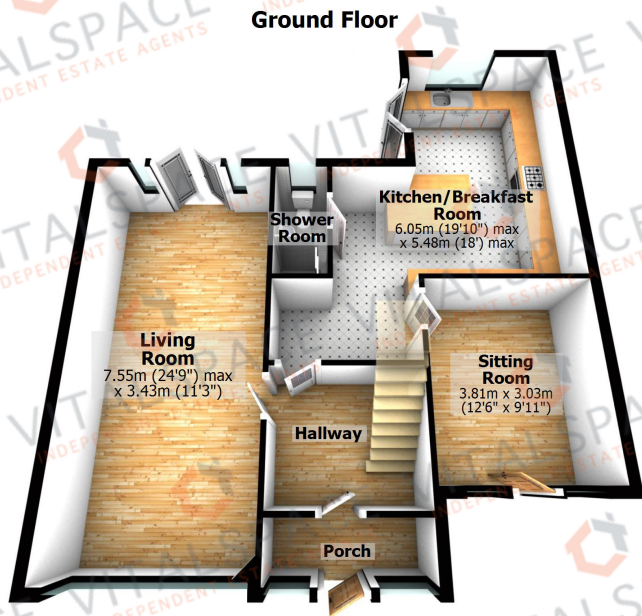


Eddisbury Avenue, Urmston, M41 8GE

****VIRTUAL TOUR** - **SPACIOUS EXTENDED FAMILY RESIDENCE WITH A SOUTH FACING REAR GARDEN AND A CONVERTED LOFT** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this impressively presented and vastly extended FOUR BEDROOM semi detached family property situated in a popular area of Flixton perfectly placed for a range of amenities and major transport links. Updated by our clients in recent years, this family home benefits from gas central heating and uPVC double glazing and in brief the desirable accommodation comprises; porch, a warm and welcoming hallway, a bay fronted through living dining room, a useful recently installed downstairs shower room, a well proportioned sitting room and an impressive open plan breakfast kitchen. The kitchen itself comes complete with a comprehensive range of base units with a bank of larder cabinets housing a range of integrated appliances. To the first floor, three of the four bedrooms can be found alongside a recently fitted shower room and separate WC. Stairs rise from the first floor landing to a professionally converted loft space where a fourth bedroom can be found. Externally to the front of the property, a gated paved driveway provides ample off road parking whilst to the rear, a south facing garden and raised wooden decked patio area provide an ideal space for a table and chairs during those summer months. Located in a desirable residential area, convenient for a range of highly regarded schools including Acre Hall Primary School and St Monica's RC Primary School. An internal inspection comes highly recommended. Contact VitalSpace Estate Agents on 0161 747 7807 to arrange a viewing.**







Features

- Four bedrooms
- Semi detached property
- Extended accommodation
- Open plan breakfast kitchen
- Gas central heating
- uPVC Double Glazing
- Converted loft room
- South facing garden
- Gated driveway
- Popular location
- Downstairs shower room
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for- Since 2017

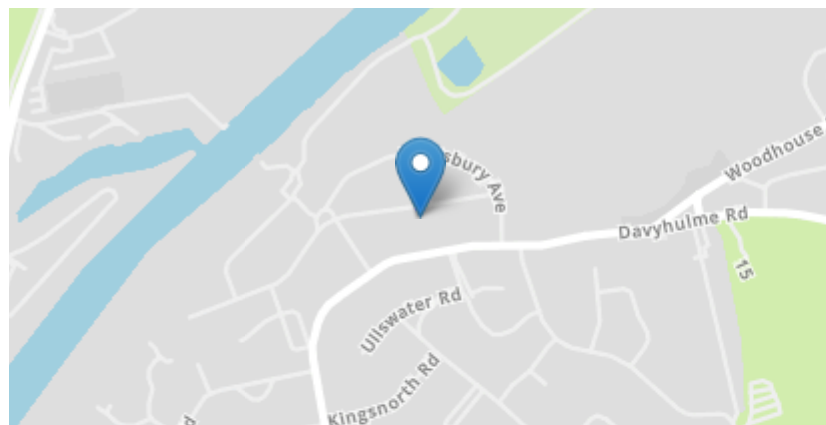
How old is the boiler and when was it last inspected- 6 years old - gas central heating

When was the property last rewired- Unsure - pre purchase.

Which way does the garden face- South facing rear garden

Are there any extensions and if so when were they built- Before 2006 by previous owner

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	54	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
		71

EU Directive 2002/91/EC

England, Wales & N.Ireland

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