



SPENNITHORNE ROAD  
URMSTON

OFFERS OVER

£630,000

-  4 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTIONS
-  BAND E



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Spennithorne Road, Urmston, M41 5BU

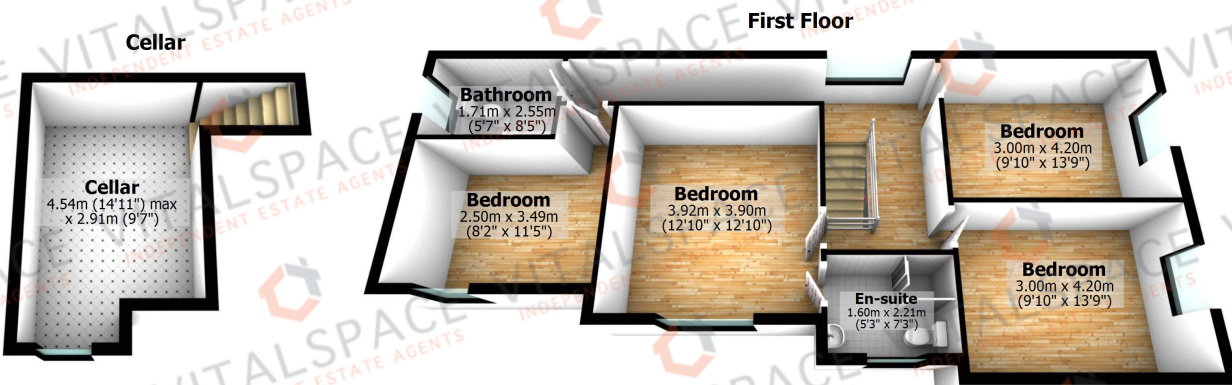
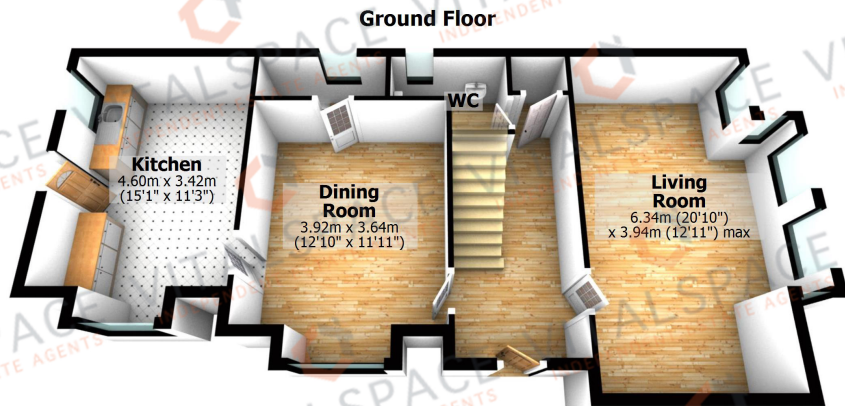
**\*\*OVER 1700 SQ FEET OF PERIOD FAMILY HOME COMPRISING FOUR DOUBLE BEDROOMS, EN-SUITE FACILITIES AND OFF ROAD PARKING\*\*** - VitalSpace Estate Agents are pleased to offer for sale this truly beautiful, FOUR BEDROOM period detached family home positioned on an enviable corner plot, situated on a quiet tree lined road just off Flixton Road. Located just a stones throw from Urmston town centre, 'Westholme' is highly desirable property built in 1908 and retains a host of original features including high ceilings, original fireplaces, ornate decorative ceiling details and picture rails. This property provides light and spacious accommodation arranged over three floors with well proportioned private gardens. In brief, the impressive accommodation comprises; a reception hallway, a generously sized bay fronted living room with a feature period fireplace, a well proportioned dining room with a log burning stove and a delightful breakfast kitchen with access out into the enclosed garden. The kitchen itself is fitted with a comprehensive range of 'Shaker' Style wall and base units with a large central breakfast island as well as a range cooker set within an exposed brick built chimney breast. A useful downstairs WC can also be accessed via the reception hallway. Stairs lead down from the dining room into a converted cellar, ideal for a variety of purposes including a home office / study. Stairs rise to a first floor galleried landing where four good sized bedrooms can be found including a three piece family bathroom. The master bedroom is positioned to the front of the property and benefits from an en-suite shower room. Externally, to the front of the property, there are enclosed landscaped gardens by way of a mature hedgerow and a pedestrian gate with a pathway leading up to the front door. A private fenced garden to the side of the property benefits from shaped lawned gardens and a paved patio area, ideal for a table and chairs during those summer months. Double wooden gates open to provide off road parking onto a gravel driveway under a useful carport. Ideally placed to enjoy the ever growing selection of amenities including local shops, bars and restaurants as well as being within walking distance to both Urmston and Chassen Road train station's. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.











## Features

- Four bedrooms
- Victorian detached home
- Arranged over three floor
- Walk into Urmston
- Well maintained
- Gardens and driveway
- uPVC double glazing
- Quiet tree lined road
- Ideal family home
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 17 years

When was the roof last replaced? New Roof & gutter 2006 / 2007

How old is the boiler? New Boiler 2009

When was the property last rewired? Yes, pre 2005

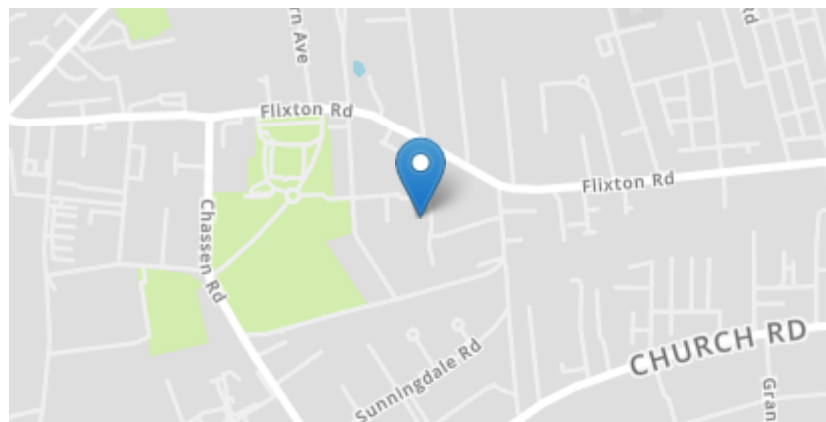
Which way does the garden face? North East

Are there any extensions and if so when were they built?  
No

Reasons for sale of property? Downsize

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
		71	77
England, Scotland & Wales		EU Directive 2002/91/EC	



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