



CLIFTON ROAD
URMSTON

£465,000

 4 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

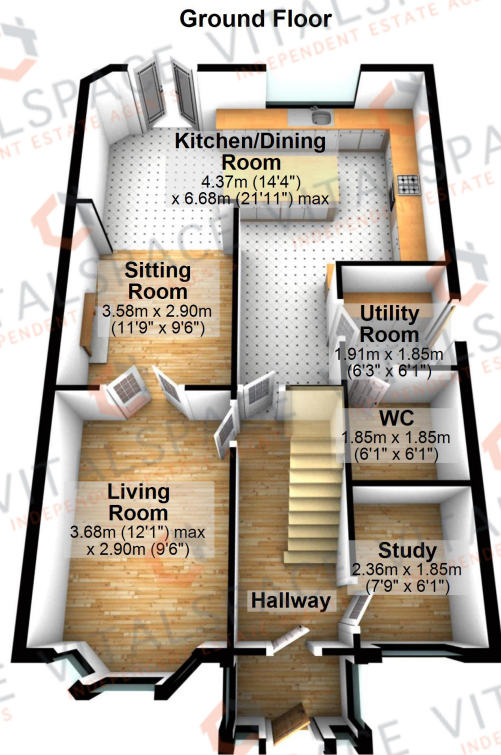


Clifton Road, Urmston, M41 5RU

****SIGNIFICANTLY EXTENDED FAMILY HOME**** -
VITALSPACE ESTATE AGENTS are delighted to offer for sale this immaculately presented, extended FOUR BEDROOM property situated on a desirable residential Urmston road. This semi detached family residence is nestled on a quiet road within close proximity to a range of local amenities, schools and Urmston town centre. In brief the well cared and significantly updated property comprises; a warm and welcoming entrance hallway, a bay front living room, a generously sized sitting room, a downstairs WC, a utility room, a study and a stunning open plan extended sitting/dining/kitchen. The kitchen itself comes complete with a range of wall and base units with an impressive central breakfast island. To the first floor, a shaped landing area provides entry into four large bedrooms and a three piece family bathroom. The master bedroom is fitted with a host of furniture alongside an en-suite shower room. Externally, to the front of the property, a block paved driveway provides off road parking for multiple vehicles. To the rear, a generously sized artificial lawned garden can be found with a paved patio area suitable for a table and chairs during those summer months. The rear garden itself is







Features

- Four bedrooms
- Semi detached property
- Extended accommodation
- Open plan dining kitchen
- Utility room and study
- Walk into Urmston
- Ideal family home
- En-suite shower room
- Gas central heating
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since 2010

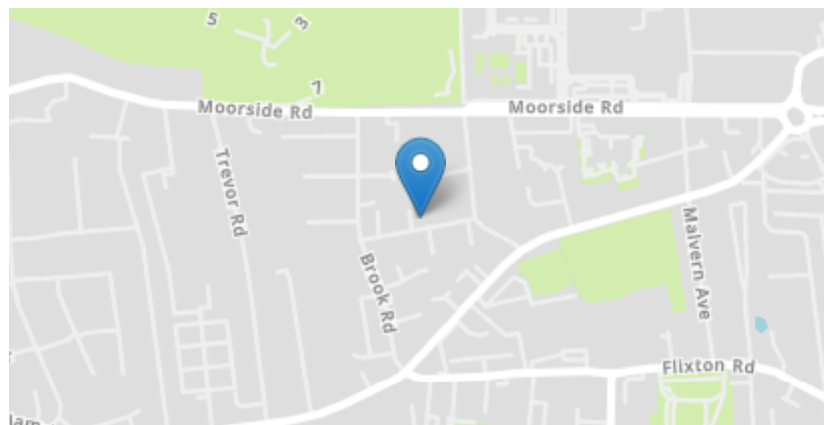
When was the roof last replaced? Since purchase

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Within the last 10 years - side and rear extension

Reasons for sale of property? Upsize

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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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