



CHAPEL GROVE
URMSTON

£290,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



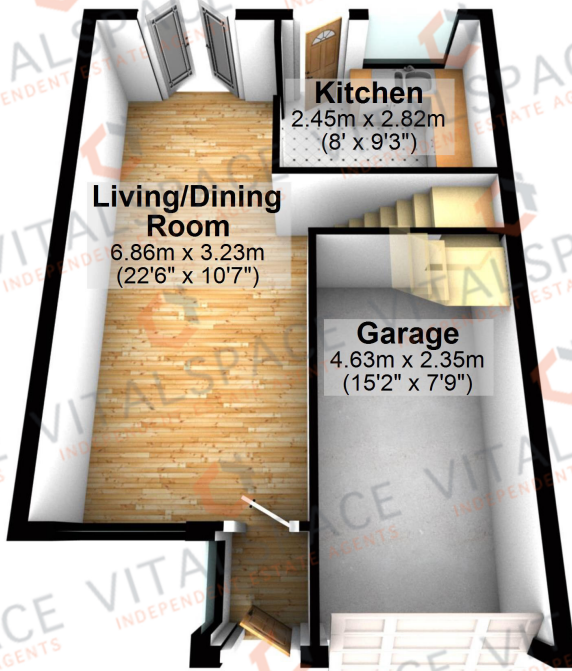
Chapel Grove, Urmston, M41 9BB

****OVERLOOKING HIGHER ROAD PLAY PARK** - **NO CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this exceptionally well presented end town house property situated on the ever popular Chapel Grove in Urmston. The location is convenient for a range of transport links including the motorway and Urmston train station, highly regarded local schools and within walking distance of Urmston town centre. Benefiting from deceptively spacious accommodation, this property briefly comprises; entrance porch, a spacious living/diner and a modern fitted kitchen. To the first floor there are three well-proportioned bedrooms, three-piece bathroom with a separate WC. Externally to the front there is off-road parking with access to the garage with an up and over garage door. To the rear there is a west facing sun drenched garden which is not overlooked and backs onto Higher Road Play Park. Additional benefits include new uPVC windows installed in 2023 and gas central heating. An internal inspection is highly recommended to appreciate this desirable family home. Contact VitalSpace Estate Agents to arrange an internal inspection.

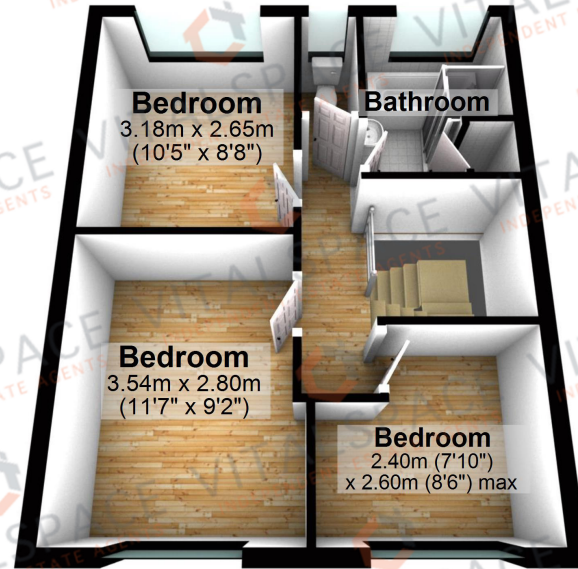




Ground Floor



First Floor



Features

- Three Bedrooms
- End Townhouse
- Cul-de-sac location
- No onward chain
- Gas central heating
- Close to Amenities
- Overlooking a park
- Quiet cul de sac location
- Walk into Urmston
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 10 years

When was the roof last replaced? Unknown

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

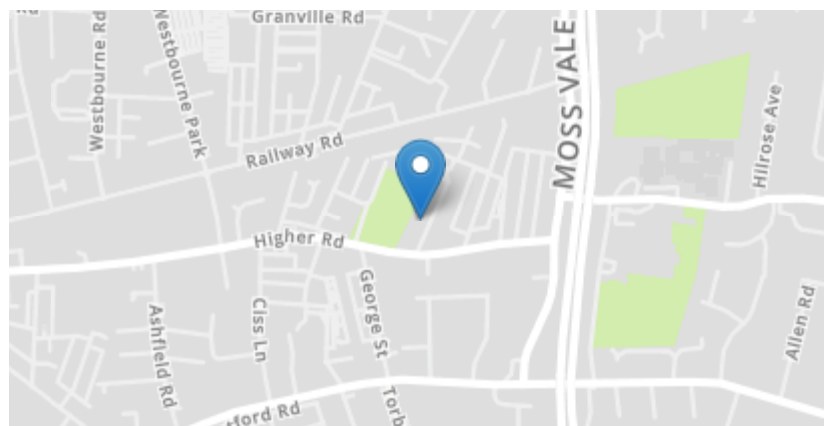
When was the property last rewired? Unknown

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Move to Poland

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+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (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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