



HILROSE AVENUE
URMSTON

OFFERS OVER

£340,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS



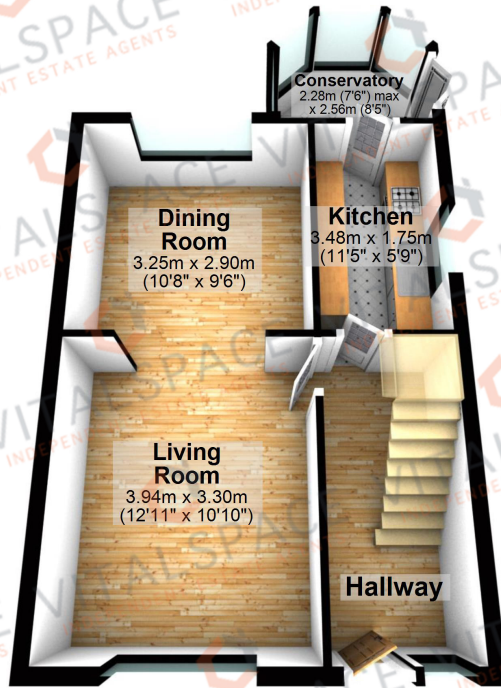
Hilrose Avenue, Urmston, M41 9PB

****LARGE REAR GARDEN**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculately presented THREE BEDROOM semi detached property located on the Hilrose Avenue, a popular residential cul-de-sac in Urmston. This attractive property offers generous family living space and benefits from a gas central heating system with a Worcester combination boiler and uPVC double glazing throughout. In brief, this well presented, tastefully decorated property comprises; a welcoming entrance hallway, a generously sized living room with engineered wood flooring which opens into a good sized dining room alongside a modern fitted kitchen complete with a comprehensive range of high gloss wall and base units with contrasting worksurfaces above. A uPVC conservatory can be accessed via the kitchen and overlooks the West facing rear garden. To the first floor, a shaped landing provides entry into three well proportioned bedrooms alongside a contemporary tiled three piece tiled shower room with a separate WC. Externally, a paved driveway provides excellent off road parking facilities and leads up to an attached garage to the rear. The rear garden itself is substantial, benefiting from a large paved seating area, a shaped lawned garden and well maintained flower beds enclosed by timber fenced boundaries. Located close to all a range of amenities and within the catchment area for several popular schools, this spacious property would make an ideal family home. Contact VitalSpace Estate Agents to arrange an internal inspection.

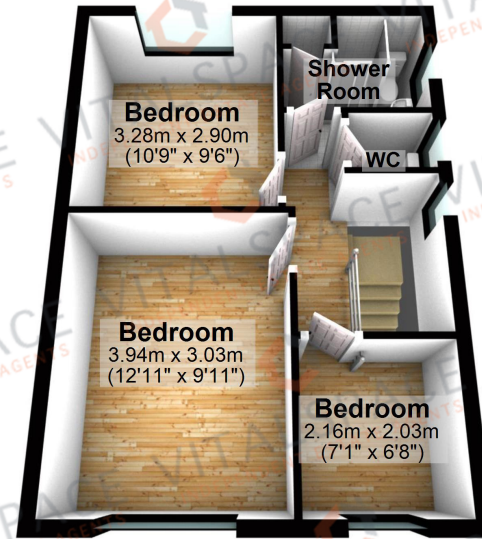




Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Three reception rooms
- Modern fitted kitchen
- Garage and driveway
- Highly desirable location
- West facing rear garden
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 21 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating - serviced May 2024

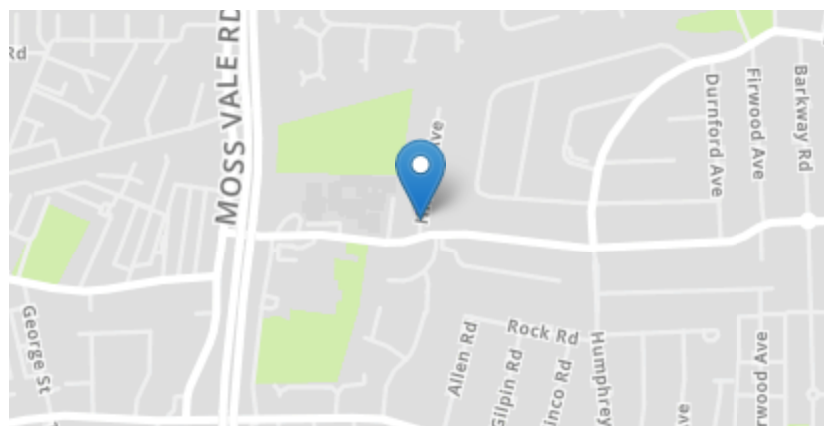
When was the property last rewired? No

Which way does the garden face? West facing rear garden

Leasehold - £18.00 ground rent per annum - 948 years remaining on the lease

Reasons for sale of property? Relocate closer to family

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.



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