



ROSENEATH ROAD  
URMSTON

£375,000



4 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Roseneath Road, Urmston, M41 5AZ

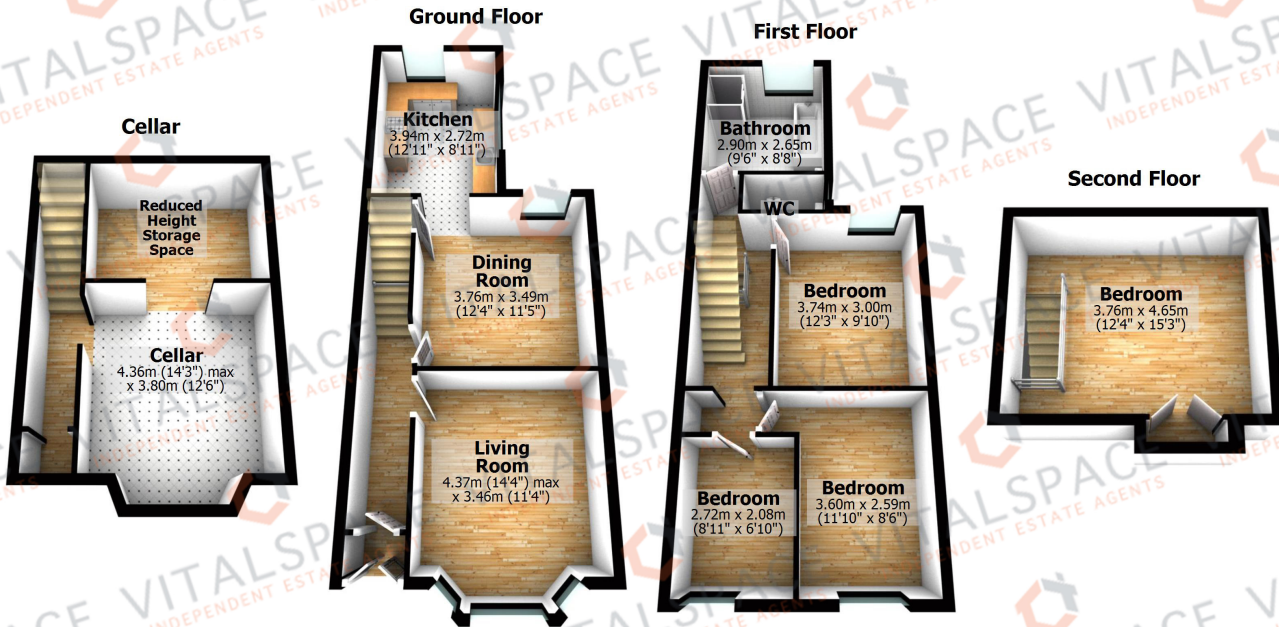
**\*\*CENTRAL URMSTON LOCATION\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this spacious, immaculately presented period home located in the centre of Urmston ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. Arranged over four floors, the attractive accommodation briefly comprises; entrance vestibule, a warm and welcoming hallway, an attractive bay fronted living room, a well proportioned dining room alongside a generously sized kitchen complete with a wall and base units with contrasting work surfaces above. Access into a useful cellar can be found via the kitchen, ideal for dry storage space. To the first floor, a shaped landing provides entry into three generously sized bedroom and a modern four piece white bathroom. Stairs rise up from the first floor landing to the second floor level where a large double bedroom can be found. Further benefits of this desirable period property include gas central heating and uPVC double glazing. Externally to the front of the property, a paved ornate garden with pathway leads up to the front door alongside a walled and gated garden. To the rear, a low maintenance part lawned, part paved courtyard can be found, perfect for alfresco dining during those summer months. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.











## Features

- Four bedrooms
- Mid period terrace
- Central Urmston location
- Original character features
- Contemporary bathroom
- Arranged over four floors
- Gas central heating
- uPVC double glazing
- Walled courtyard garden
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since 2015

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - serviced 2023

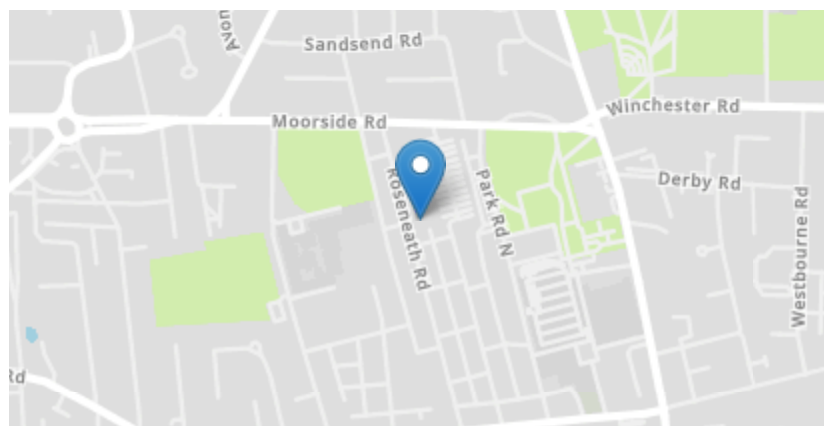
When was the property last rewired? Not during ownership

Which way does the garden face? East facing rear garden

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

Reasons for sale of property? Upsize

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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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