



HUMPHREY PARK
URMSTON

OFFERS OVER

£345,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 BAND C



VITALSPACE
INDEPENDENT ESTATE AGENTS

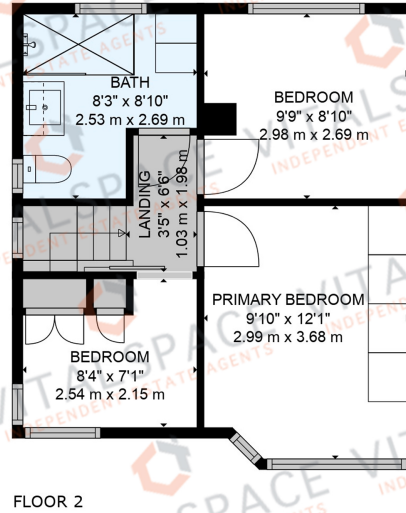
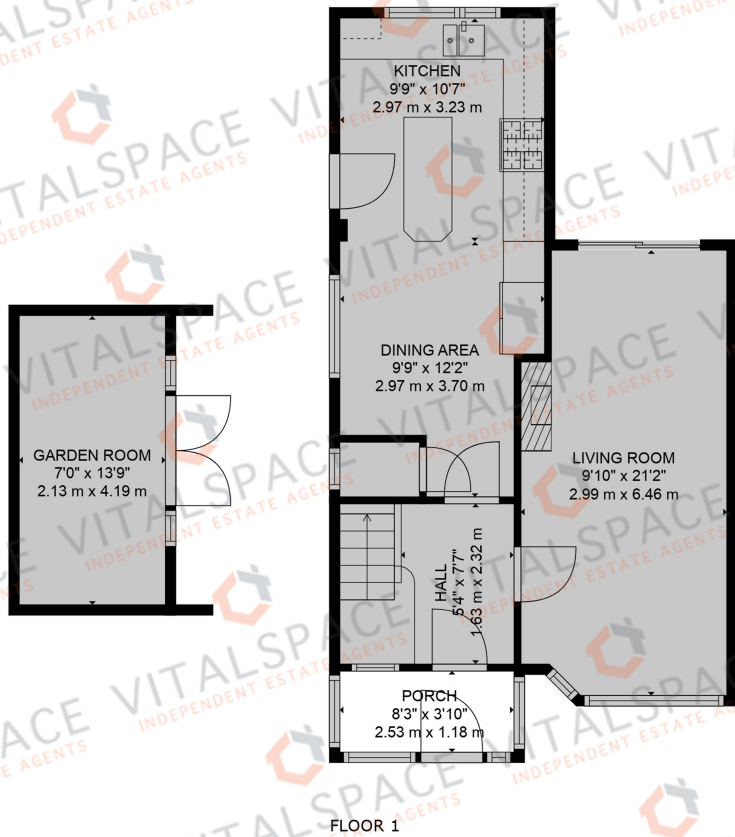


Humphrey Park, Urmston, M41 9NH

****VIDEO TOUR** - **IMPRESSIVE GARDEN ROOM**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this EXTENDED THREE BEDROOM semi detached family home situated on Humphrey Park in Urmston. This property has been extended and benefits from gas central heating and uPVC double glazing and the spacious accommodation briefly comprises; porch, a welcoming entrance hallway, a bay fronted 21ft living room with sliding doors leading out into the rear garden, a good sized kitchen/dining area with island and a host of wall and base units, perfect for entertaining with friends and family. To the first floor there are three well proportioned bedrooms and a stunning bathroom with a large walk in waterfall shower accompanied by a heated mirror with bluetooth speakers. Externally, to the front of the property, a driveway with an EV charging point provides excellent off road parking facilities. To the rear, an enclosed low maintenance artificial lawned garden can be found alongside a bespoke timber built garden room with a hard wired internet connection providing high speed broadband connectivity, ideal for those working from home. This property is ideally positioned for access into both Urmston and Stretford, both with a range of amenities including restaurants and cafes. Humphrey Park is also popular with families being close to a range of highly regarded schools, Urmston and Humphrey Park train stations, bus routes and only a short walk to The Meadows. An internal inspection comes highly recommended as this property is sure to sell quickly. Contact VitalSpace Estate Agents to arrange an internal inspection.







Features

- Three Bedrooms
- Extended Semi detached
- uPVC double glazing
- Gas central heating
- Driveway parking
- Bespoke garden room
- Luxury tiled shower room
- Desirable location
- Perfect family home
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 23 years.

How old is the Garden Room? June 2020. Has wired internet connection to give high speed broadband connectivity. Electric wall heater. Fully insulated, so retains the heat really well.

How old is the boiler and when was it last inspected? Approx 10 years and last serviced in August 2023.

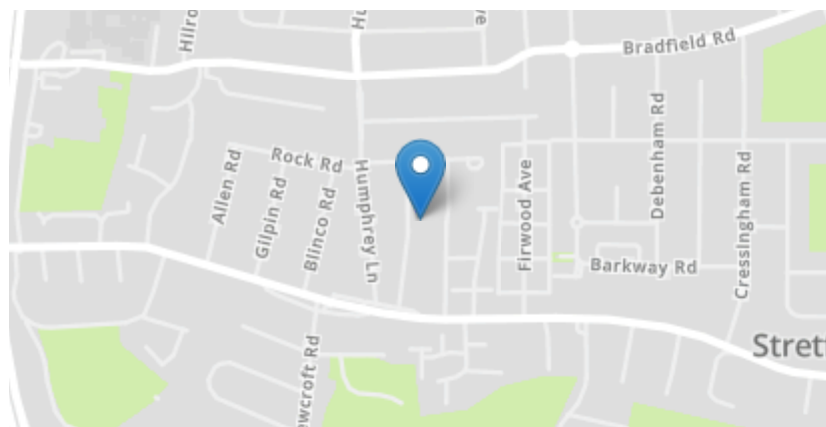
When was the property last rewired? 2001.

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Yes, kitchen before the current vendors.

Reasons for sale of property? Relocation.

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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