



NEWCROFT CRESCENT  
URMSTON

£425,000

 4 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Newcroft Crescent, Urmston, M41 9NW

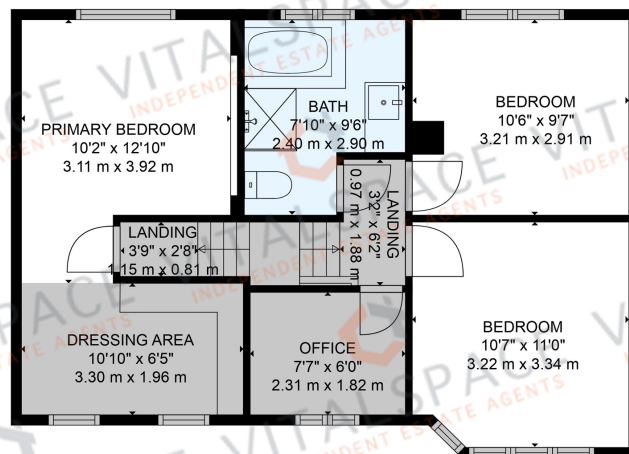
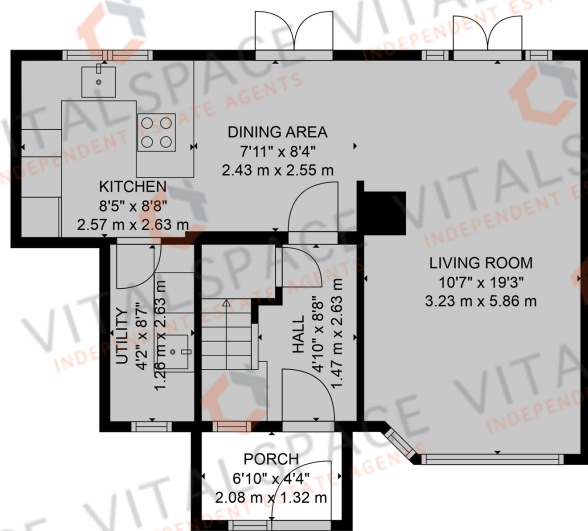
**\*\*VIDEO TOUR\*\* - \*\*IMPRESSIVE SPECIFICATION\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this simply exceptional, comprehensively refurbished and extended **FOUR BEDROOM** semi-detached family home located on a highly desirable Urmston road within walking distance of Urmston Meadows. This delightful property would be ideal for any growing family providing bespoke accommodation offering spacious and flexible living accommodation finished in a contemporary style. In brief, this enviable property comprises; Entrance porch, a warm and welcoming entrance hallway with glass balustrade, a well-proportioned bay fronted lounge, opening to kitchen/dining area with a breakfast bar and a comprehensive range of wall and base units with LED lighting a host of integrated appliances. A useful utility room/downstairs WC can be accessed via the kitchen/dining area. To the first floor, a shaped landing provides entry into four generously sized double bedrooms and a luxury tiled four piece family bathroom. An opulent master bedroom suite benefits from fitted wardrobes. Loft storage access via a pull down ladder. Second loft access via pull down ladder with 'Velux' Skylight and boarded ideal for dry storage. Externally, to the front of the property, a paved driveway provides off road parking. To the side and rear, an enclosed rear garden can be found with an elevated paved patio ideal for a table and chairs and leads onto an artificial lawned garden with timber fenced boundaries. A further room, accessed from outside benefits from uPVC double glazing, power and lighting, perfect for a home office or study. This property is conveniently situated within easy reach of Urmston town centre, an excellent range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network and Humphrey Park train station. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.











## Features

- Four bedrooms
- Semi detached property
- No onward chain
- Stunning presentation
- Open plan dining kitchen
- Secluded corner plot
- Luxury family bathroom
- Desirable location
- Viewing recommended
- Master bedrooms & dressing room

## Frequently Asked Questions

How long have you owned the property for? Since 2020

When was the roof last replaced? Yes, in 2022

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

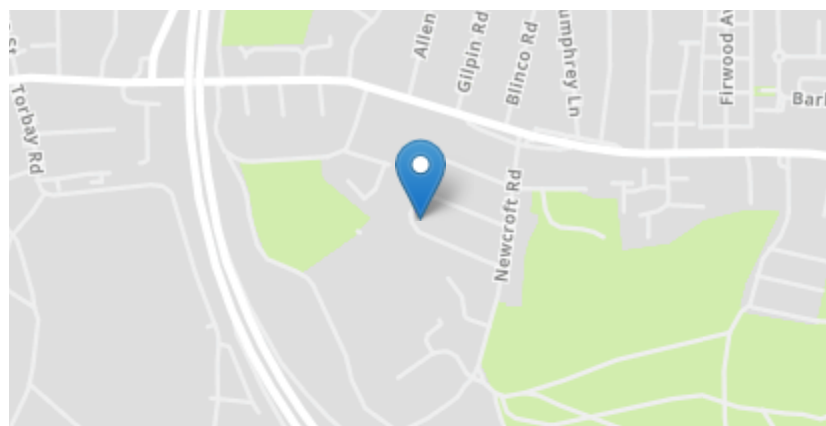
When was the property last rewired? Yes

Which way does the garden face? East and North facing rear garden

Are there any extensions and if so when were they built? Extension - side

Reasons for sale of property? Downsize

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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	79
(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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