



BOWFELL ROAD
URMSTON

OFFERS OVER

£425,000

 4 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 BAND C



VITALSPACE
INDEPENDENT ESTATE AGENTS

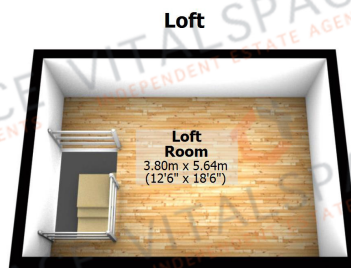
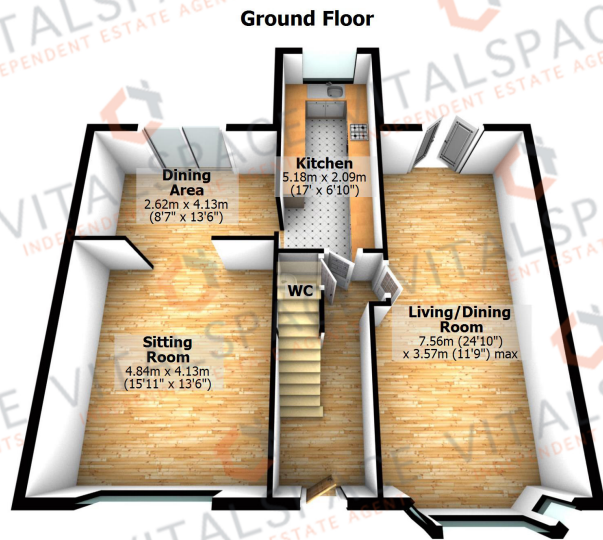


Bowfell Road, Urmston, M41 5RR

VITALSPACE ESTATE AGENTS are pleased to offer for sale this superb semi detached family residence situated in a fabulous position on Bowfell Road, just minutes walk from Urmston town centre and Chassen Road train station. In further detail this desirable, recently decorated family home comprises; a warm and welcoming entrance hallway, a downstairs WC, a large 24ft bay fronted living/dining room, an extended kitchen complete with a range of wall and base units, a dining area with sliding doors leading out into the rear garden and a generously sized sitting room. To the first floor, a shaped landing provides entry into four spacious bedrooms, the master benefiting from an en-suite shower room. A three piece tiled family bathroom can also be found on the first floor. Stairs rise up from the first floor landing to a converted loft room suitable for a variety of purposes. Externally, to the front of the property, a block paved driveway provides off road parking for several vehicles. To the rear, an enclosed landscaped garden further enhances this family home with a decked patio area, a shaped lawned garden and a hot tub. Further benefits of this attractive family home include uPVC double glazing, a regularly serviced gas central heating system and an electrical re-wire in 2013. Conveniently situated within easy reach of Urmston town centre with its excellent range of shops, general services and restaurants. There are highly regarded schools within walking distance including Flixton Primary School and Urmston Grammar School. For commuters, the property has excellent access to the motorway network. This property is a credit to our clients and an internal inspection is highly recommended. Contact VitalSpace to arrange your viewing appointment or for further information.







Features

- Four bedrooms
- Semi detached home
- Significantly extended
- 24ft living/dining room
- Useful loft room
- Three reception rooms
- Conveniently located
- En-suite shower room
- Gas central heating
- uPVC double glazing

Frequently Asked Questions

How long have you owned the property for? 4 years

Tenure: Freehold

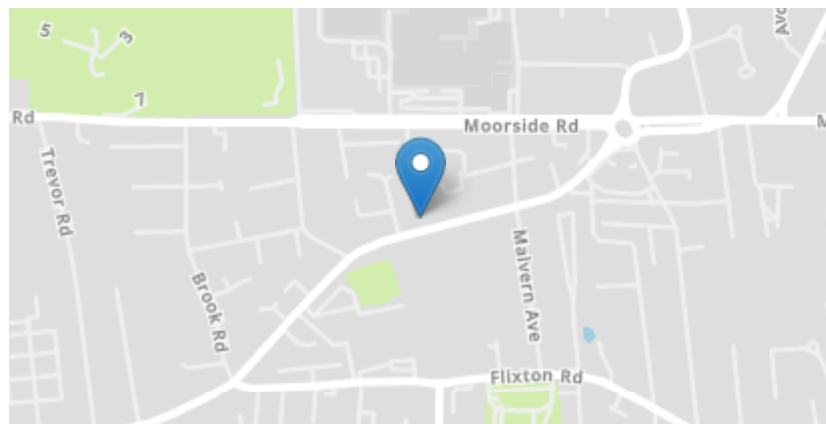
How old is the boiler and when was it last inspected? Gas combi - serviced 2020

When was the property last rewired? Yes, 2013

Are there any extensions and if so when were they built? Pre purchase

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		78
(55 to 68)	D	59	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.