

**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023  
**OVERALL WINNER**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS



MAYFAIR AVENUE  
URMSTON

OFFERS OVER

£360,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 NO CHAIN



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



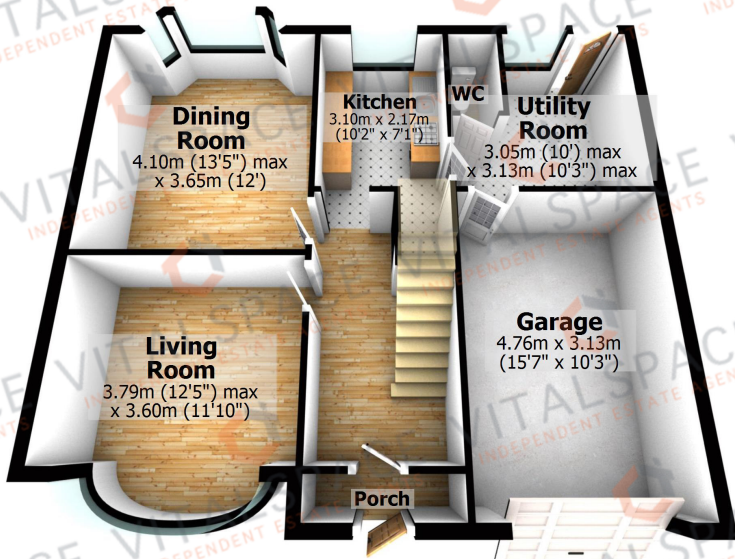
## Mayfair Avenue, Urmston, M41 5BR

**\*\*CENTRAL URMSTON LOCATION\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this THREE BEDROOM semi detached property situated on a quiet residential cul-de-sac in Urmston. Located within walking distance of the town centre, this desirable property benefits from gas central heating and uPVC double glazing and would make an ideal family home. The accommodation briefly comprises; porch, a warm and welcoming entrance hallway, a good sized bay fronted living room alongside a well proportioned dining room and a fitted kitchen. Access into a useful utility room and downstairs WC can be found via the kitchen with a door leading into a useful integral garage. Stairs rise to the first floor where a shaped landing provides entry into three spacious bedrooms and a three piece shower room. Externally, as mentioned, this property is positioned within minutes walk of central Urmston and benefits from two sets of wrought iron gates which lead onto a block paved driveway providing off parking facilities leading up to the integral garage. The low maintenance rear garden is east facing with raised flower beds housing a host of shrubs, composite fenced boundaries and a large paved patio, ideal area for a BBQ during those summer months. Conveniently placed to enjoy the ever growing selection of amenities including local shops, bars and restaurants as well as being within walking distance to Urmston train station. Offering scope to modernise, this property benefits from no onward chain, contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- No onward chain
- Quiet cul de sac
- Walk into Urmston
- Utility & Downstairs WC
- Garage and driveway
- Scope to modernise
- Gas central heating
- Viewing advised

## Frequently Asked Questions

Tenure: Freehold

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

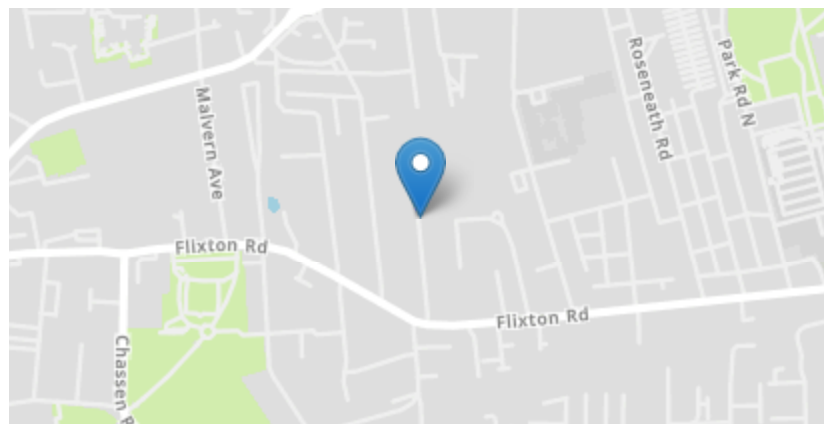
When was the property last rewired? In 1974

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Yes - utility - date unknown

Reasons for sale of property? Owner Deceased - part of the estate

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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