



BOWFELL ROAD
URMSTON

£420,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

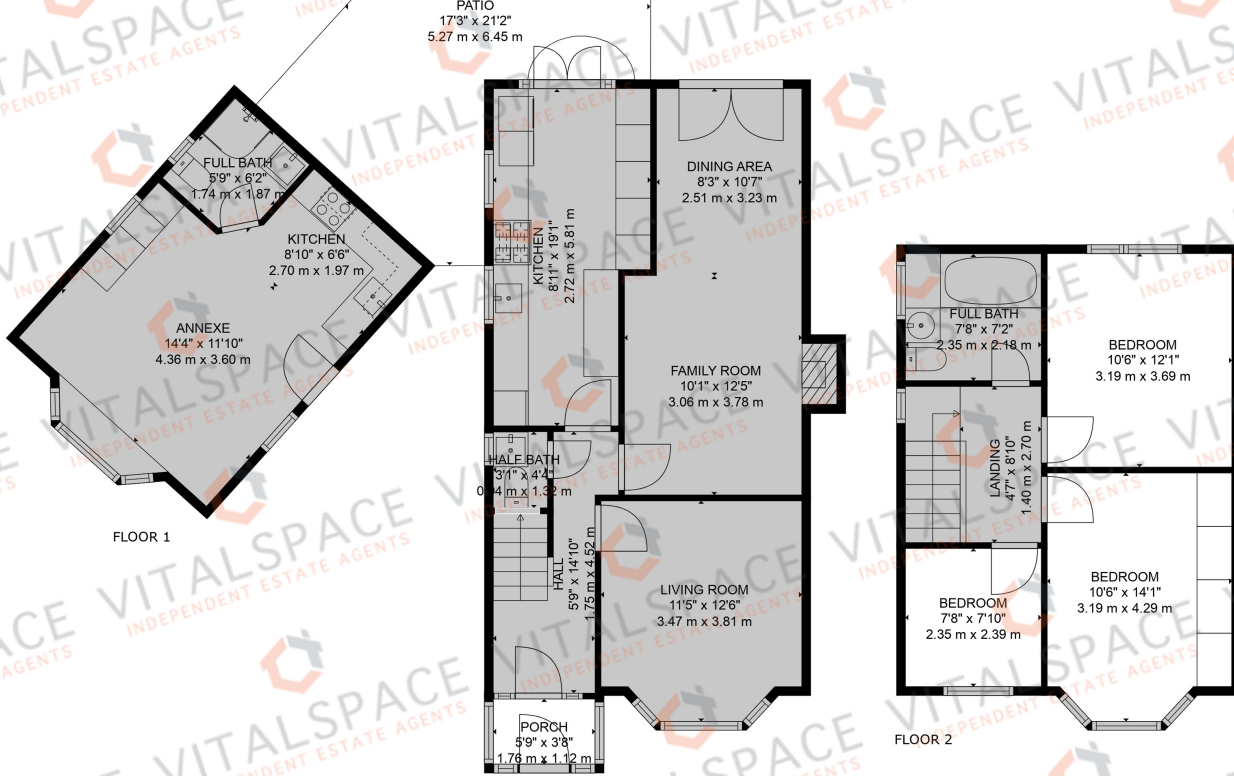


Bowfell Road, Urmston, M41 5RR

****SEPARATE ANNEX**** - 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 Park and several train stations. In further detail this desirable, recently updated family home comprises; a warm and welcoming entrance hallway, a useful downstairs WC, a good sized bay fronted living room, a generously sized family/dining room with double doors opening out into the rear garden. An impressive extended breakfast kitchen can also be found on the ground floor complete with a contemporary range of high gloss base and cabinet units, tiled flooring and double doors leading out into the rear garden. To the first floor, a shaped landing provides entry into three spacious bedrooms, the master benefiting from a range of fitted mirrored wardrobes. A luxury three piece tiled family bathroom can also be found on the first floor with a shower over bath combination. A pull down ladder from the landing provides entry into a useful storage loft space, ideal for a study if required. Externally, this property is situated on a generously sized corner plot with wrought iron double gates opening onto a patterned concrete driveway providing off road parking for several vehicles. To the rear, an enclosed landscaped garden further enhances this family home with a decked and paved patio area alongside an artificial shaped lawned garden. Further benefits of this attractive family home include uPVC double glazing, a gas central heating. Located to the side of the property, a separate annex can be found, ideal for an elderly family member or teenager. The annex itself comprises of a generously sized living room opening into a bedroom, a modern kitchen and three piece shower room. 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

- Three bedrooms
- Semi detached property
- Self contained annex
- Desirable location
- Two reception rooms
- Significantly extended
- Excellent family home
- Gas central heating
- Underfloor heating
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2011

When was the roof last replaced? North West facing garden

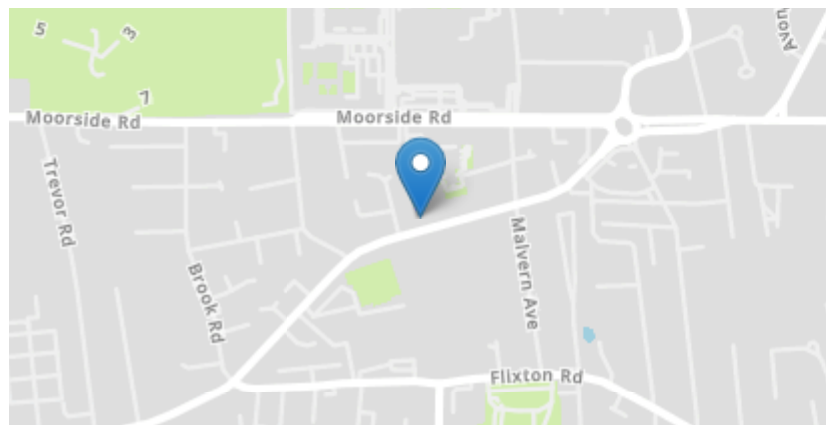
How old is the boiler and when was it last inspected? Gas central heating - last serviced 2022

When was the property last rewired? Main house, unknown - Annex has been rewired since 2011

Which way does the garden face? facing rear garden

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

Reasons for sale of property? 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			
(92-100)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.