



WENTWORTH AVENUE
URMSTON

£385,000

 3 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

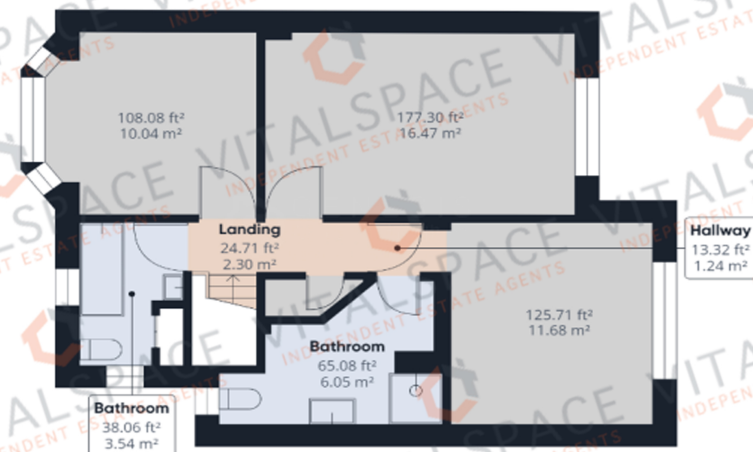
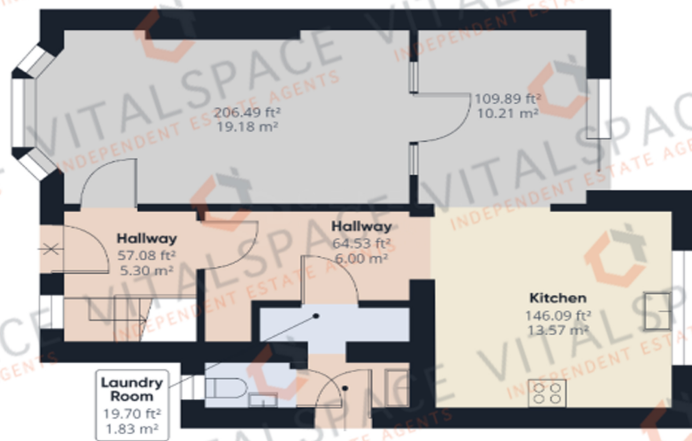


Wentworth Avenue, Urmston, M41 9DW

****THREE DOUBLE BEDROOMS** - **QUIET URMSTON CUL-DE-SAC** -
****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented THREE DOUBLE BEDROOM semi detached property located on a quiet desirable Urmston cul-de-sac. Rarely do genuine three double bedroom homes come to the market and thus, we feel this property would be ideal for any growing family. Positioned within walking distance of Chassen Road train station, a range of amenities on Church Road and within close proximity of several highly regarded local schools, this attractive property benefits from gas central heating and uPVC double glazing and in brief, the well-proportioned extended accommodation comprises; a warm and welcoming entrance hallway, a spacious bay fronted 19ft living room with laminate wood flooring, a separate dining room with sliding doors leading out into the rear garden and a generously sized modern fitted breakfast kitchen complete with a host of wall and base units, contrasting worksurfaces and a breakfast bar with space for seating. A downstairs WC and useful utility room complete the ground floor accommodation. To the first floor, a remodelled layout provides THREE GENEROUSLY SIZED DOUBLE BEDROOMS and a contemporary tiled three piece bathroom. One of the bedrooms also benefits from a modern three piece en-suite shower room. Externally, a paved driveway provides ample off road parking for several vehicles whilst to the rear, a larger than average enclosed, mainly lawned garden can be found with a paved seating area. An internal viewing comes strongly recommended. Contact VitalSpace Estate Agents for further information.**







Features

- Three double bedrooms
- Semi detached property
- Significantly extended
- Quiet cul-de-sac
- No onward chain
- Utility and downstairs WC
- En-suite shower room
- Private rear garden
- Spacious breakfast kitchen
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2021

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

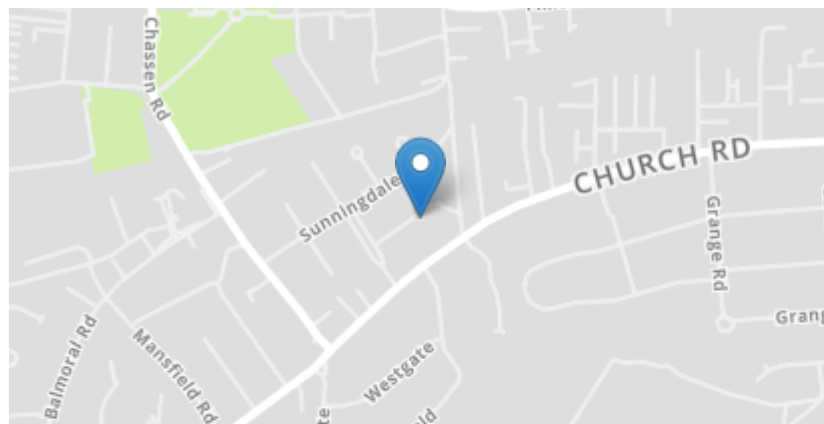
When was the property last rewired? Unknown

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Yes, side extension pre purchase

Reasons for sale of property? Relocate

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		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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