



WINCHESTER ROAD
URMSTON

£695,000

 5 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 VIDEO TOUR



VITALSPACE
INDEPENDENT ESTATE AGENTS

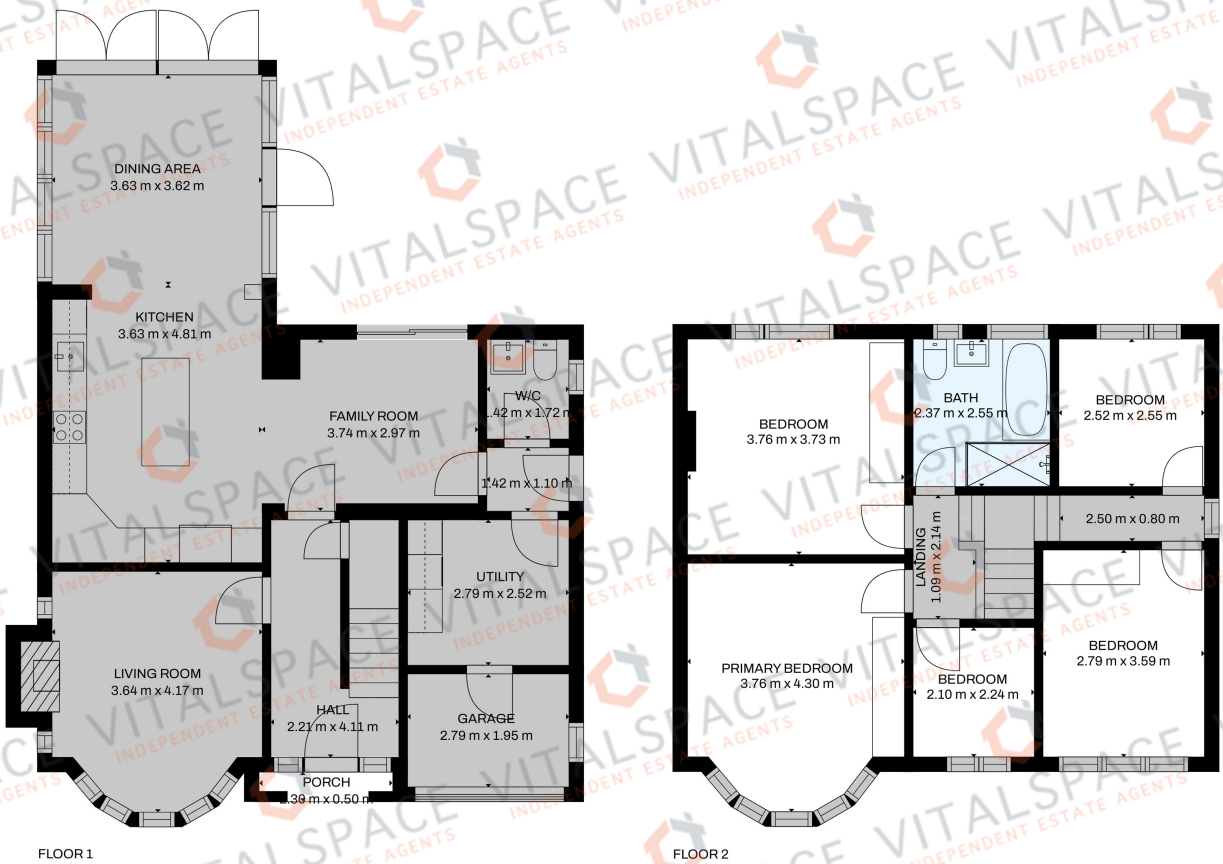


Winchester Road, Urmston, M41 0UJ

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this superbly presented, extended FIVE BEDROOM detached family residence situated within walking distance of Urmston Town Centre. If you are looking for a spacious home with an impressive open plan kitchen, be sure to book your viewing early. In brief, this tastefully decorated property comprises; a welcoming entrance hallway with an attractive contemporary door with glass side panels, a good sized bay fronted living room, an impressive open plan modern kitchen/dining/sitting area and a contemporary garden room with bi folding doors opening out into the southerly facing enclosed landscaped rear garden. The kitchen itself is fitted with a comprehensive range of wall and base units incorporating a host of integrated appliances with butcher block works above. A useful utility room, downstairs WC and storage garage can also be access from the ground floor. To the first floor level, a split level landing provides entry into five good sized bedrooms and a contemporary four piece family bathroom with a feature roll top bath and a separate shower cubicle. Externally, to the front of the property, a walled and paved driveway provides off road parking for multiple vehicles. The rear garden benefits from a raised, composite decked patio with steps leading down onto an artificial lawned garden with slatted fencing and an abundance of mature trees, shrubbery and flowerbeds. Positioned in a wonderful tree lined location, just minutes walk from central Urmston and its array of independent shops and cafes. Both Golden Hill and Davyhulme Parks are within close proximity as well as the highly regarded Urmston Grammar School. Trafford schools are some of the best in the UK and this property is within the catchment area for several outstanding primary schools. Both Trafford Park and the North West motorway network are easily accessible providing superb access across the region. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.



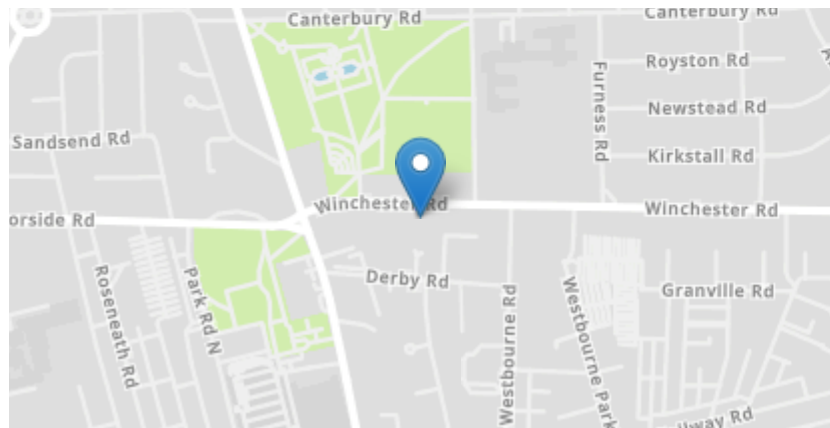




Features

- Five bedrooms
- Detached family residence
- Extended accommodation
- Utility & Downstairs WC
- Walk into Urmston
- Gas central heating
- Contemporary garden room
- Southerly facing rear garden
- Viewing essential
- Open plan sitting/kitchen

Frequently Asked Questions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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