



SHANKLYN AVENUE
URMSTON

OFFERS OVER

£500,000



4 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Shanklyn Avenue, Urmston, M41 9BZ

****VIDEO TOUR** - **STUNNING PERIOD HOME**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this detached family home tucked away on a quiet cul-de-sac just off Church Road. Located in a popular residential area within walking distance of Urmston, this attractive property blends original charm with modern features and benefits from highly attractive accommodation accessed via an original entrance door with stained glass which opens into a warm and welcoming entrance hallway. The property benefits from a well proportioned bay fronted living room ideal for relaxing in the evening alongside a second reception room, currently used as a sitting room by our clients with a bay window to the side elevation allowing excellent natural light to enter the room. The sitting room itself opens into an enviable open plan dining kitchen with a feature original range cooker and bi-folding doors opening out into the landscaped rear garden. The kitchen comes complete with a host of handleless wall and base units and central breakfast island complimented by Quartz worksurfaces. A downstairs WC can be accessed via the entrance hallway and completes the ground floor accommodation. Useful cellar chambers are ripe for conversion (subject to obtaining any necessary planning permission) and are currently used as a utility room and storage facilities. To the first floor, a shaped landing provides entry into four well proportioned bedrooms and a luxurious four piece tiled family bathroom with a feature bath and a separate shower cubicle. Externally, this property is positioned on a good sized plot with a secluded south facing garden to the rear enclosed by part brick wall, part timber fenced boundaries. A paved patio area provides a perfect spot for alfresco dining during those summer months complimented by a lawned garden and raised planters housing a selection of plants and shrubs. A further benefit of this impressive period home includes off road parking for two vehicles and two single brick built garages adjacent to the property (Garages held on a separate legal title) - something exceptionally rare on properties of this age. This stunning home is situated in a prime location within walking distance to Urmston town centre with its array of shops, eateries, wine bars and more. Urmston itself boasts excellent schools for all ages and a range of public transport options including bus routes, Urmston train station and motorways links. Contact VitalSpace Estate Agents to arrange an internal inspection. We strongly recommend arranging an appointment to avoid disappointment.







Features

- Four bedrooms
- Semi detached property
- Original period features
- Open plan dining kitchen
- Stunning condition
- Walk into Urmston
- Three reception rooms
- Useful storage cellar
- Off road parking
- Two single garages

Frequently Asked Questions

How long have you owned the property for? 8 years

When was the roof last replaced? Not during ownership

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

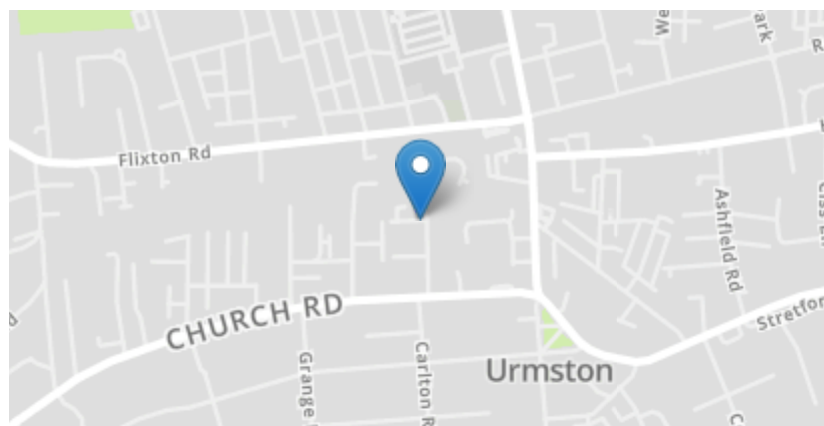
When was the property last rewired? Not during ownership

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Upsize locally

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	83
EU Directive 2002/91/EC		
England, Scotland & Wales		

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