



WESTOVER ROAD  
URMSTON

£325,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Westover Road, Urmston, M41 7AQ

**\*\*WALK INTO URMSTON\*\*** - **\*\*VIDEO TOUR\*\*** - **VITALSPACE ESTATE**  
AGENTS are pleased to offer for sale this well presented, extended THREE BEDROOM semi detached property ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston town centre. In brief, this tastefully presented property is situated on a quiet road and in brief, the accommodation comprises; a warm and welcoming entrance hallway, a spacious living room which opens into an extended dining room with sliding doors leading out into the rear garden. Double doors open into a modern fitted 21ft breakfast kitchen fitted with a host of wall and base units with contrasting rolled edge worksurfaces. To the first floor there are three generously sized bedrooms and a contemporary tiled three piece family bathroom with a large corner bath and shower above. Externally, to the front of the property, there is a gated paved driveway providing ample off road parking for numerous vehicles. To the rear, a shaped East facing garden can be found, enclosed by timber fencing and is mainly laid to lawn with a paved patio area ideal for alfresco dining during those summer months. Further benefits of this desirable property include gas central heating, a new roof in 2022 and uPVC double glazing. A highly desirable Urmston location and thus an internal inspection comes strongly recommended.

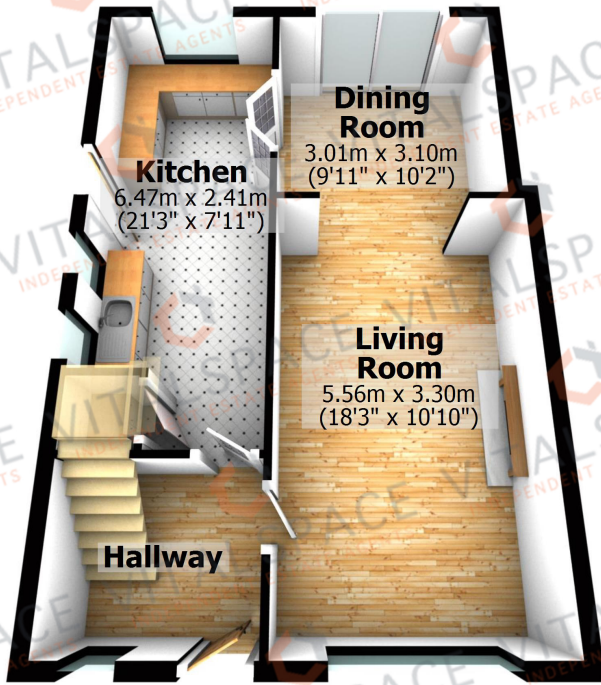




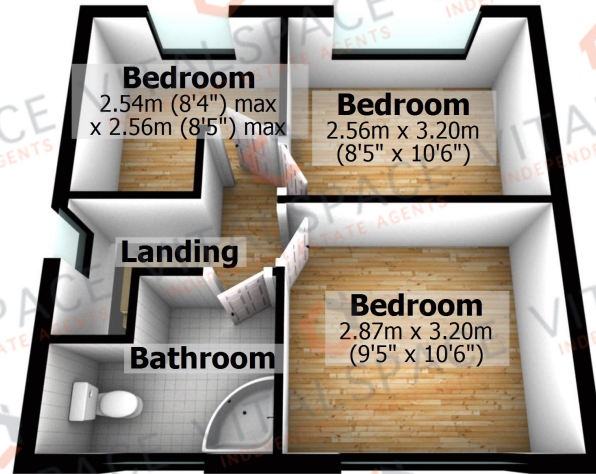




## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- New roof 2022
- Walk into Urmston
- 21ft Breakfast kitchen
- Driveway and garden
- uPVC double glazing
- Perfect family home
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 17 years

When was the roof last replaced? New Roof in 2022

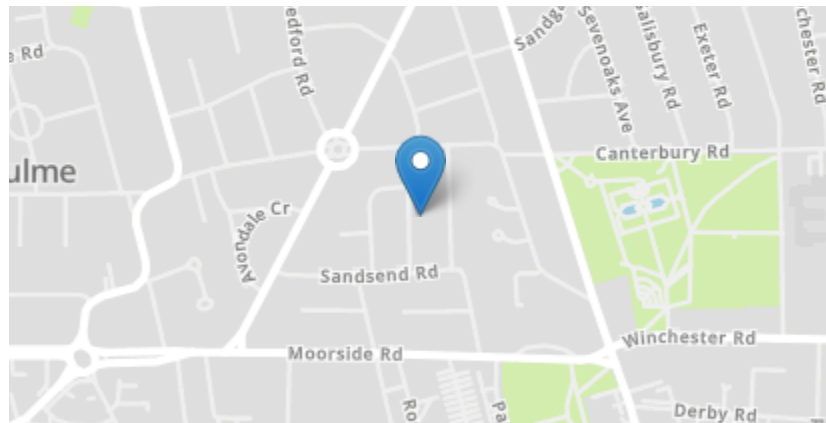
How old is the boiler and when was it last inspected? Gas central heating

When was the property last rewired? Unknown

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Yes - rear extension circa 1995

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		60	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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