



MALVERN AVENUE
URMSTON

OFFERS OVER

£280,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS



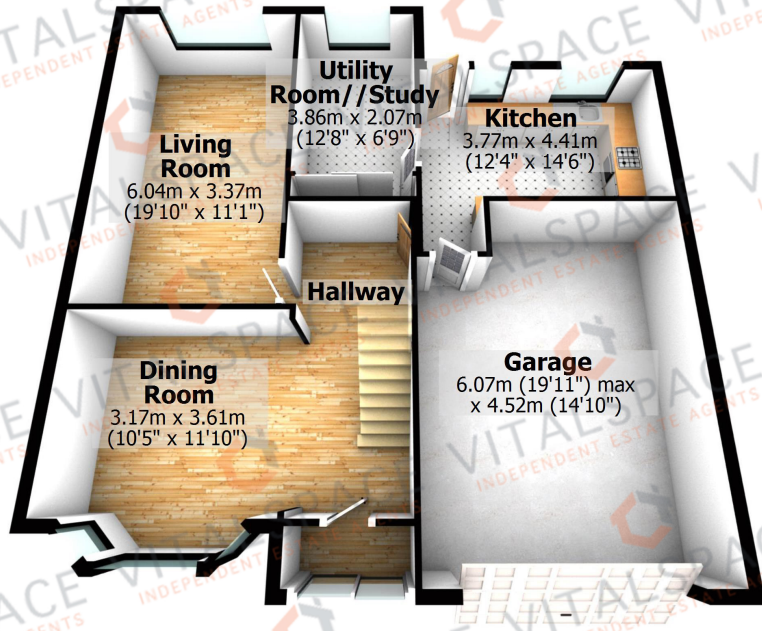
Malvern Avenue, Urmston, M41 5RP

****PLANNING APPROVED TO EXTENDED TO CREATE 4th BEDROOM** -
****MODERNISATION REQUIRED**** - VITALSPACE ESTATE AGENTS are delighted to bring to the market this exciting opportunity to purchase a significantly extended family home situated on a highly desirable road 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 train station. The accommodation which requires complete modernisation briefly comprises; entrance porch, an entrance hallway which opens into a generously sized bay fronted dining room, an extended 19ft living room, a useful study/utility room and a good sized kitchen area. A large brick built integral garage can be access via the kitchen space and benefits from both power and lighting with an up and over garage door. To the first floor, a shaped landing provides entry into three well proportioned bedrooms, two of which are excellent doubles. A modern three piece white shower room can also found to the first floor level. Externally, to the front of the property, excellent off road parking is provided by a good sized driveway which leads up to the attached garage. To the rear is an enclosed garden which enjoys open views beyond overlooking allotments. This property offers a purchaser the opportunity to update whilst benefiting from a convenient central Urmston position. Planning permission has been granted erection of a part single, part two storey side and rear extension and front porch - Application Number: 101450/HHA/20. This planning permission allows the current property to be extended to provide a stunning four bedroom, two bathroom property. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.**





Ground Floor



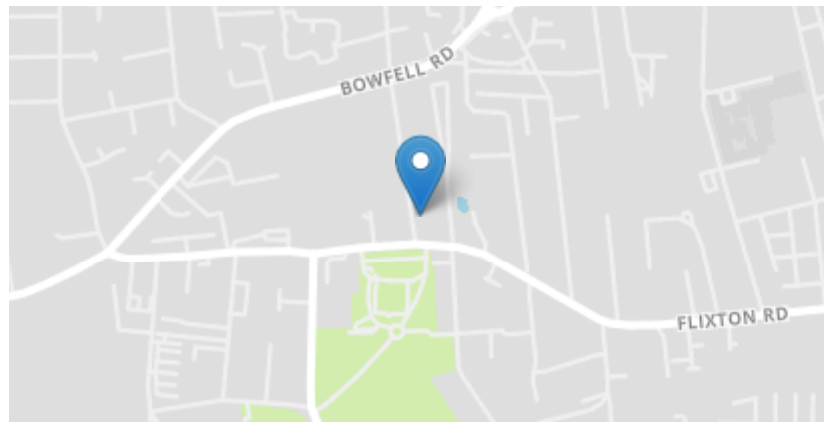
First Floor



Features

- Three bedrooms
- Semi detached property
- Significantly extended
- Requires modernisation
- Driveway and double garage
- Enclosed rear garden
- Desirable location
- Planning permission granted

Frequently Asked Questions



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.