



ROSENEATH ROAD
URMSTON

£370,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS

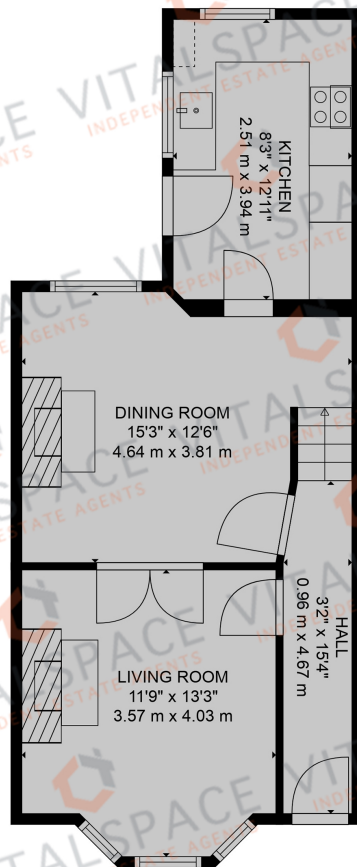


Roseneath Road, Urmston, M41 5AU

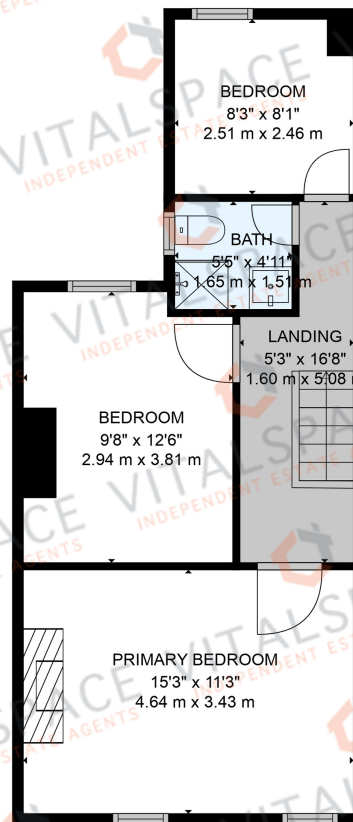
****CENTRAL URMSTON LOCATION**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this spacious, immaculately presented THREE BEDROOM period home located in the centre of Urmston ideally placed to enjoy the ever growing selection of amenities as well as being within walking distance to Urmston train station. The characterful home blends period charm with a modern design, featuring bright spaces and a private, low maintenance garden. With accommodation arranged over two floors, step inside into a welcoming entrance hallway with an attractive Victorian tiled floor setting the tone for this enviable property. A well proportioned bay fronted living room with a striking bay window and a feature log burning fire creates a perfect space for relaxing alongside a generously sized dining room creating a superb spot for entertaining or family meals. A recently installed contemporary kitchen can be found to the rear of the property, complete with a host of 'Wren' shaker wall and base units, contrasting worksurfaces, integrated appliances and herringbone flooring. To the first floor, a shaped landing provides entry into three generously sized bedroom and a modern three piece wet room, installed in 2023, finished with a walk-in rainfall shower, sleek fixtures and an illuminated mirror. Further benefits of this desirable period property include gas central heating, uPVC double glazing and a partially boarded loft space. Externally to the front of the property, this home's attractive Victorian frontage includes a low maintenance gravel garden with a pathway leading up to the front door. To the rear, a pleasant, walled courtyard garden with a timber pergola forms a suitable space for alfresco dining during those summer months. As mentioned, this desirable home is positioned in a vibrant pocket of Urmston, just a short walk from shops, cafes, and leafy parks. Families will appreciate the selection of local schools, including Abbotsford Preparatory and Flixton Primary, while commuters benefit from easy access to the M60 and M602 motorways for quick travel into Manchester and beyond. Offering the perfect blend of urban convenience and community spirit, Roseneath Road is ideal for those seeking a welcoming home in a thriving area. Contact VitalSpace Estate Agents for further information.







GROUND FLOOR



FIRST FLOOR

Features

- Three bedrooms
- Mid terrace property
- Original period features
- Central Urmston location
- Recently fitted kitchen
- Two reception rooms
- Immaculate presentation
- Contemporary wet room
- Renovated walled garden
- Viewing highly recommended

Frequently Asked Questions

How long have you owned the property for? 4 years

Tenure: Freehold

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

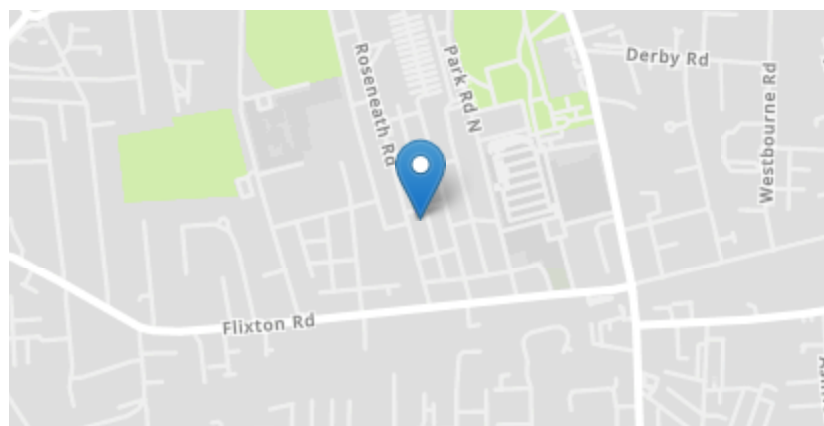
When was the property last rewired? Not during ownership

Which way does the garden face? North East facing rear garden

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

Reasons for sale of property? Upsizing

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.



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.