



PARKFIELD AVENUE
URMSTON

£340,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS

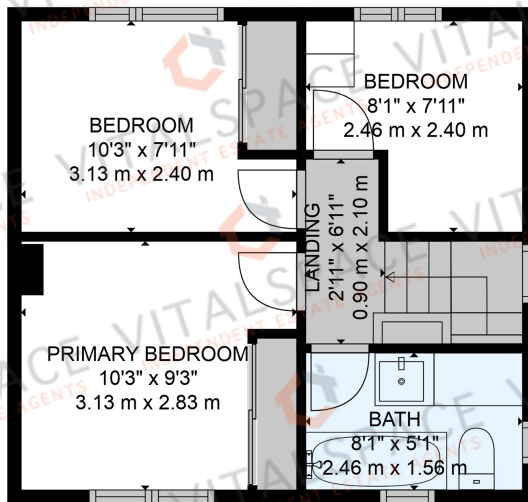
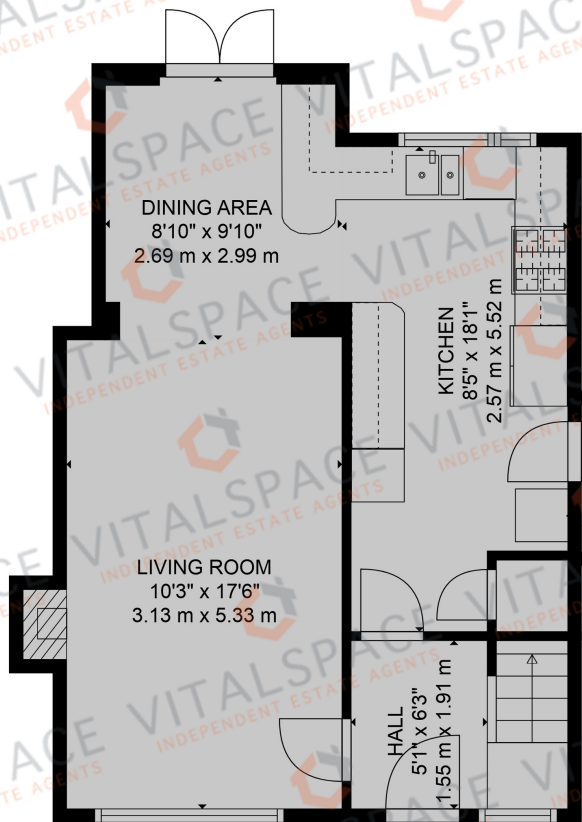


Parkfield Avenue, Urmston, M41 9FE

****DESIRABLE CUL DE SAC LOCATION**** - ****VIDEO TOUR**** - ****WALK INTO URMSTON**** - VitalSpace Estate Agents are pleased to offer for sale a well presented and EXTENDED THREE BEDROOM SEMI DETACHED property located on a peaceful and sought after Urmston cul de sac. Well situated for schools, local amenities and transport links, in brief the deceptively spacious accommodation briefly comprises; a warm and welcoming entrance hallway, spacious living room, dining room which opens into a modern fitted kitchen and in addition, a utility room. To the first floor there are THREE well proportioned bedrooms with fitted storage and a contemporary recently updated tiled bathroom. To the rear there is an enclosed garden with both lawned and patio areas whilst to the front there are off road parking facilities provided by a paved driveway. The property is warmed by gas central heating and is uPVC double glazed throughout. Located just off Chassen Road providing convenient access to a range of amenities including Chassen Park and the train station as well as the motorway network. Presented to the highest of standards and an internal viewing coming strongly recommended. Contact VitalSpace for further information or to arrange an internal inspection.







Features

- Three Bedrooms
- Semi detached property
- Peaceful cul de sac location
- Modern fitted kitchen
- Mature rear garden
- Well presented accomodation
- Extended accommodation
- Gas central heating
- uPVC double glazing
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 6 years

How old is the boiler and when was it last inspected? Gas boiler - serviced in 2023

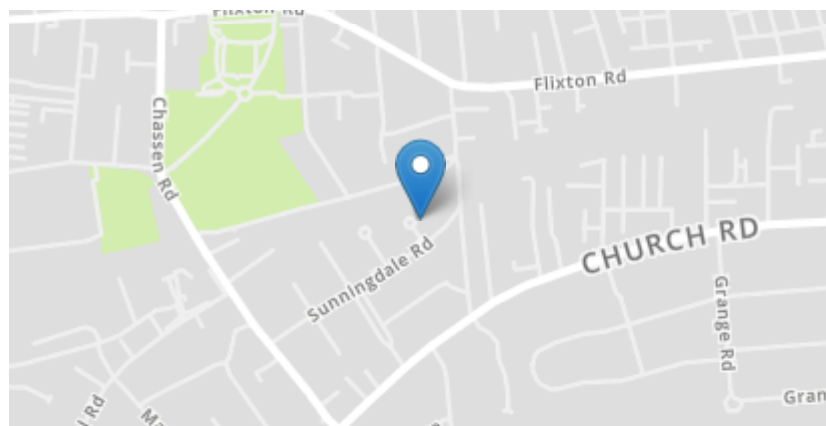
When was the property last rewired? Downstairs re-wired in 2014

Are there any extensions and if so when were they built? Extended downstairs in 2014 (Kitchen)

Which way does the garden face? East facing

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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