



CROSS STREET  
URMSTON

£280,000



2 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- TBC



VITALSPACE  
INDEPENDENT ESTATE AGENTS

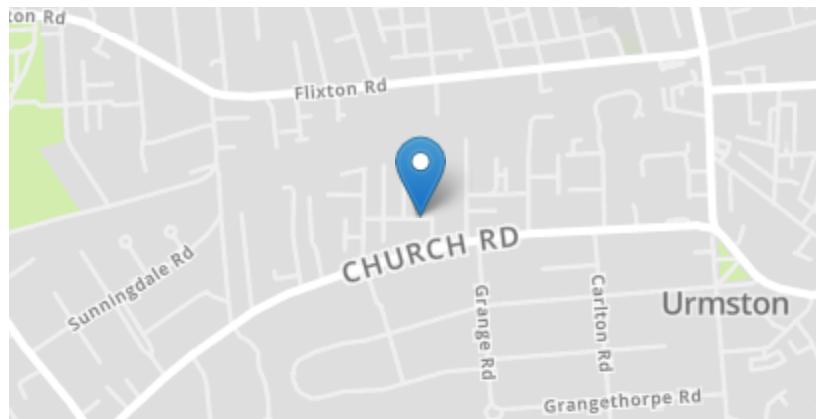
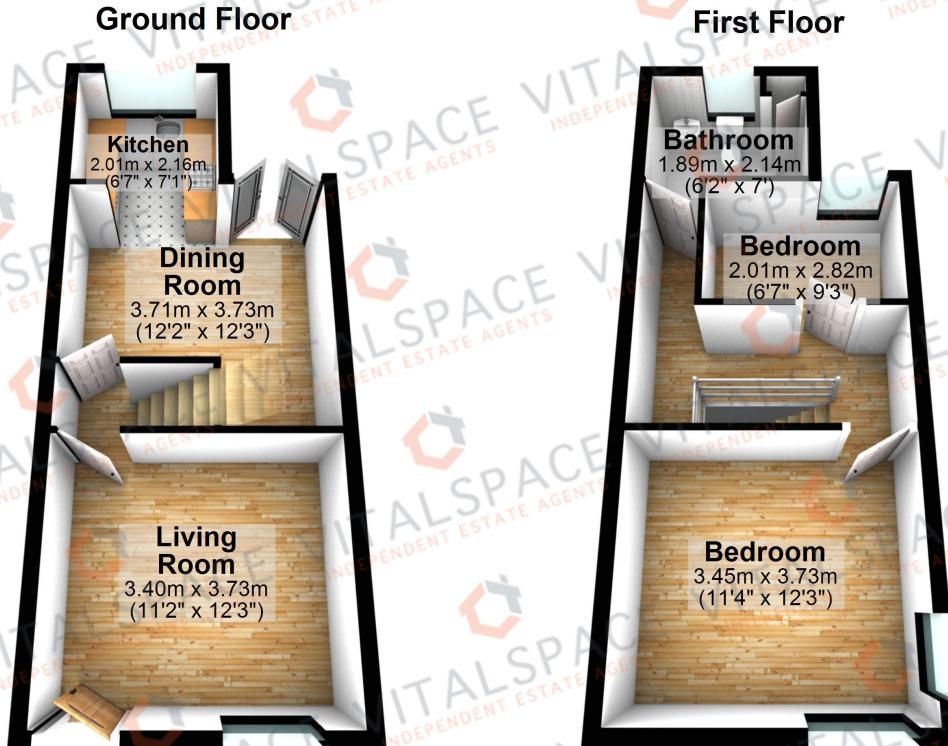


# Cross Street, Urmston, M41 9EE

\*\*LARGE SOUTH FACING REAR GARDEN\*\* - \*\*VIDEO TOUR\*\* -  
VITALSPACE ESTATE AGENTS are delighted to offer for Sale this  
beautifully presented TWO BEDROOM period end terrace property  
tucked away on a peaceful cul-de-sac just off Church Road.  
Nestled in a sought-after residential area, this charming property  
offers the benefit of double glazing and gas central heating with  
tastefully presented accommodation which briefly comprises; a  
generously sized living room alongside a well proportioned dining  
room which opens into a modern kitchen fitted with a host of wall  
and base units with contrasting worksurfaces. Stairs rise to a first floor  
landing which provides entry into TWO BEDROOMS and a luxury  
three piece bathroom with a shower over bath combination.  
Externally, without doubt, one of the main attracting features of this  
period home is the large south facing rear garden, measuring  
approximately 85ft in length which is mainly laid to lawn with a  
paved patio area, ideal for alfresco dining during those summer  
months. Ideally situated in a prime location, this home is within  
walking distance to Urmston town centre which offers an array  
of shops, eateries, a wine bar, and much more. Urmston also benefits  
from excellent schools for all ages, as well as convenient public  
transport options such as bus routes, Urmston train station and easy  
access to major motorway links. To avoid missing out, we strongly  
recommend you contact VitalSpace Estate Agents to arrange an  
internal inspection and secure a viewing appointment.







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 or 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.

## Features

- Two spacious bedrooms
- End period terrace
- Large South facing garden
- Superbly presented
- Open plan dining kitchen
- Highly desirable location
- Gas central heating
- uPVC double glazing
- 63 Sqm / 678 Sqft
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since August 2018

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating -Worcester Junior 24i Boiler - Serviced 14/03/24

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? Relocating

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and Tel: 0141 747 7807

**Tel:** 0161 747 7807

Email: [sales@vitalspace.co.uk](mailto:sales@vitalspace.co.uk)

Web: [www.vitalspace.co.uk](http://www.vitalspace.co.uk)

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