



CLIFTON ROAD  
URMSTON

£375,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



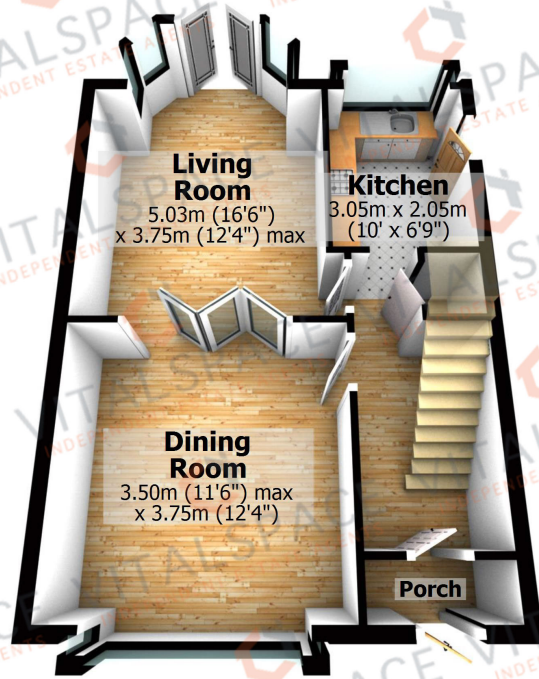
## Clifton Road, Urmston, M41 5RG

**\*\*EXCELLENT CONDITION\*\*** - VITALSPACE ESTATE AGENTS are delighted to bring to the sales market this exceptionally well presented THREE BEDROOM semi detached property located in a highly sought after area close to a range of local amenities including schools, shops, parks and local transport links. This property has been much improved by the current owners and offers well-presented accommodation throughout. In further detail the accommodation comprises; porch, a warm and welcoming spacious entrance hallway, a generously sized dining room with bi-folding doors opening into a separate living room with double uPVC doors opening out onto the rear garden. A modern fitted 'Shaker' kitchen completes the ground floor accommodation complete with a range of fitted appliances, splash back tiling and contrasting worksurfaces. On the first floor level, a shaped landing provides entry into three good sized bedrooms alongside a recently fitted luxury three piece tiled bathroom with a shower over bath combination. Externally the property is situated on good sized plot with a tegular block paved driveway providing excellent off road parking facilities to the front of the property. To the rear, a secluded South facing rear garden can be found with a raised decked seating area, perfect floor alfresco dining during those summer months. An artificial lawned garden and timber fenced boundary further enhanced the exterior space. An immaculate and spacious property where viewings come highly recommended.

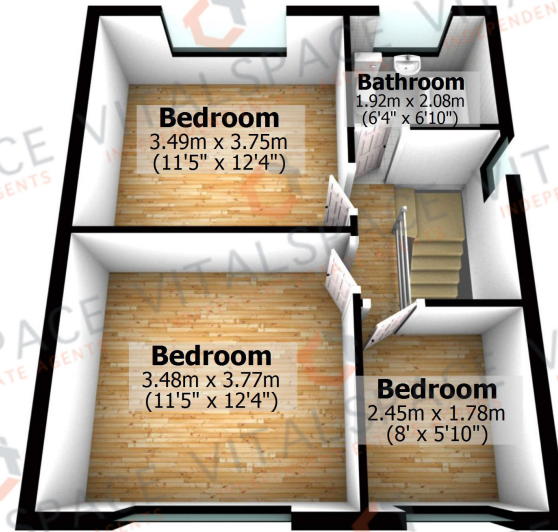




## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Two reception rooms
- Ideal family home
- uPVC double glazing
- Driveway parking
- South facing rear garden
- Modern fitted kitchen
- Popular location
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 7 years

When was the roof last replaced? Yes, unsure when

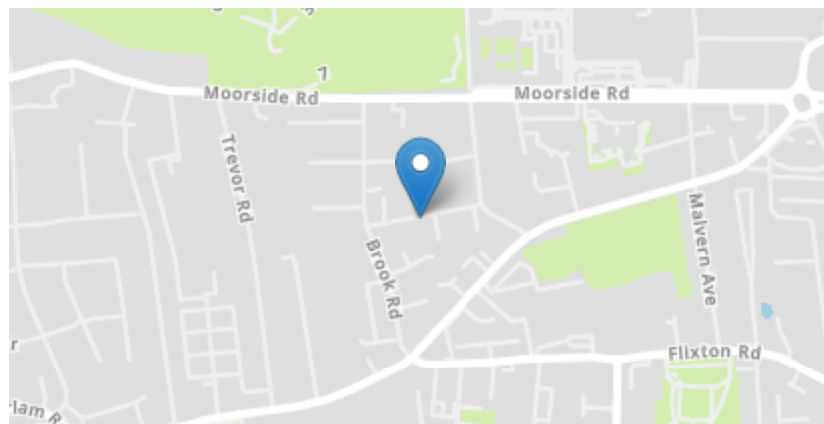
How old is the boiler and when was it last inspected? Gas central heating

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No but planning granted - Application number - 104849/CPL/21

Reasons for sale of property? Upsize

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.



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