



CISS LANE  
URMSTON

£325,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



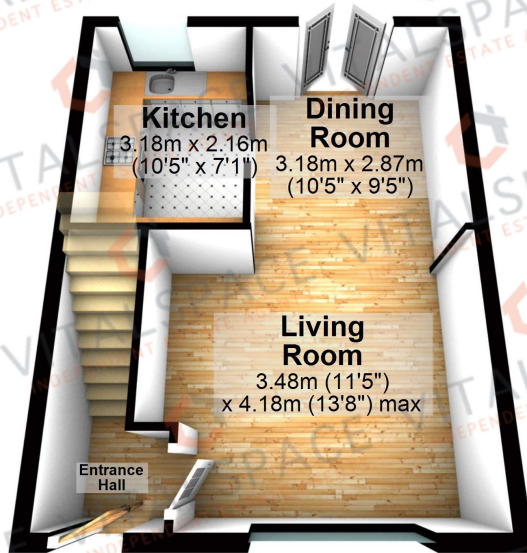
## Ciss Lane, Urmston, M41 9AG

**\*\*VIDEO TOUR\*\* - \*\*CENTRAL URMSTON LOCATION\*\*** - VitalSpace Estate Agents are pleased to offer to the market this exceptionally well presented THREE BEDROOM semi detached property located in a peaceful residential area within close proximity to Urmston town centre. This property benefits from a regularly serviced gas central heating system and uPVC double glazing and the well presented accommodation comprises; Entrance hallway, a bright and airy living room which opens into a good sized dining room with double doors leading out into the West facing rear garden. A large modern fitted kitchen complete with a comprehensive range of wall and base units, contrasting worksurfaces and splash back tiled completes the ground floor accommodation. To the first floor there are THREE BEDROOMS and an immaculately presented three piece bathroom with a shower over bath combination. Externally, this property benefits from a driveway to the front providing off road parking for multiple vehicles. To the rear, there is a mature, landscaped West facing paved garden with a paved patio seating area ideal for alfresco dining during those summer months. Located within walking distance to the centre of Urmston, 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. It is also worth noting that this property is just five minutes walk from Cob Kiln Lane where you can access the meadows and the River Mersey from the woodland path. An internal inspection is strongly recommended. Contact VitalSpace Estate Agents on for further information.





## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- West facing rear garden
- Immaculate condition
- Gas central heating
- uPVC double glazing
- Driveway parking
- Modern tiled bathroom
- Walk into Urmston
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 12 years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - serviced July 2024

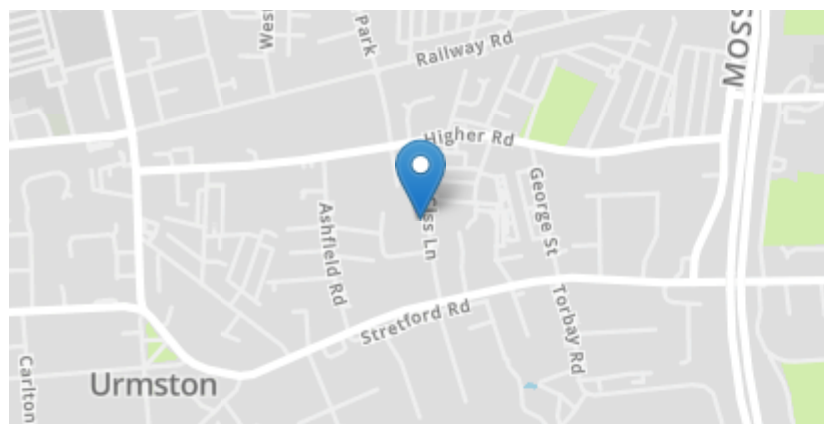
When was the property last rewired? Not during ownership

Which way does the garden face? West facing rear garden

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

Reasons for sale of property? Relocate

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.