



URMSTON LANE
STRETFORD

OFFERS OVER

£330,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS



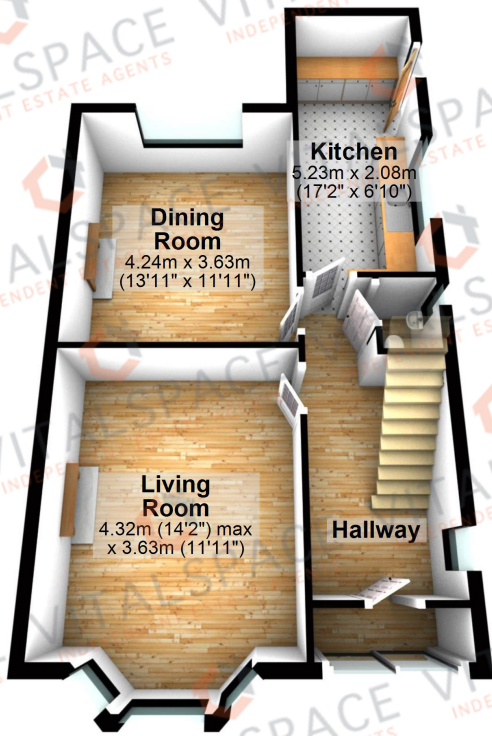
Urmston Lane, Stretford, M32 9BQ

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this larger than average THREE BEDROOM semi detached property located within easy reach of Stretford Meadows and Stretford Mall. Offering potential to update to suit one's requirements, an internal inspection will reveal an impressive entrance hallway leading into a good sized bay fronted living room, a 13ft dining room and an extended 17ft breakfast kitchen. A useful downstairs WC can also be found on the ground floor level. To the first floor, a shaped landing provides entry into THREE generously sized bedrooms alongside a two piece bathroom and a separate WC. Externally, this property is positioned on a good sized plot, set back from Urmston Lane, approached via a block paved driveway providing excellent off road parking facilities for multiple vehicles. To the rear, there is a part paved, part lawned garden and a detached garage. Further benefits of this attractive family home include a regularly serviced gas central heating system and updated electrics. This property is situated on a highly desirable Stretford road within walking distance to Stretford Mall/Food Hall with all its local amenities. There are good bus routes closeby and the Metro-link station is on your doorstep on Edge Lane, giving you direct access to Altrincham, the city centre, Media city and Piccadilly train station. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.





Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Updated electrics
- Extended kitchen
- Garage and gardens
- Downstairs WC
- Two reception rooms
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 1963

Tenure: Freehold

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

When was the property last rewired? Electrical rewire in 2014

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Yes, kitchen during the 1960's

Reasons for sale of property? Sale of family home

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	82
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.