



WESLEY SQUARE  
URMSTON

£400,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 VIDEO TOUR



VITALSPACE  
INDEPENDENT ESTATE AGENTS

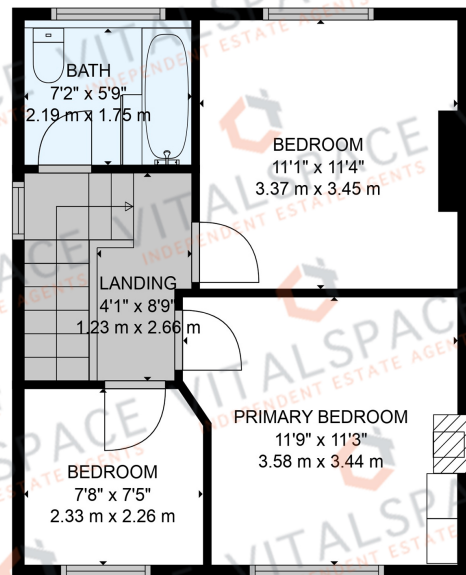
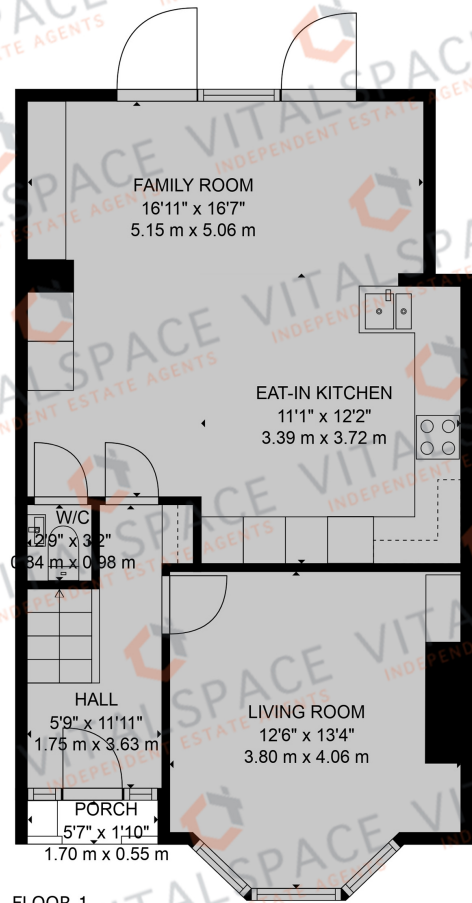


## Wesley Square, Urmston, M41 5PU

**\*\*VIDEO TOUR\*\* - \*\*HIGH SPECIFICATION\*\* - 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 recently been refurbished by our clients to a high standard providing enviable open plan living desired by any modern day family. On entering the property there is a spacious entrance hallway, a good sized bay fronted living room alongside an impressive, extended open plan dining kitchen with bi-folding doors opening out into the secluded rear garden. The contemporary, recently installed kitchen comes complete with a comprehensive range of handleless high gloss wall base units with a central breakfast island. A useful downstairs WC completes the ground floor accommodation. To the first floor there are **THREE BEDROOMS** and a recently fitted luxury three piece tiled bathroom with a shower over bath combination. Externally the property is situated on good sized plot with enclosed low maintenance gardens to the front and rear. Further benefits of this immaculately presented home include an electrical re-wire, newly installed bi-folds and a newly installed central heating system, all in 2022. An immaculate and spacious property where viewings come highly recommended.







## Features

- Three bedrooms
- Semi detached property
- Stunning open plan kitchen
- Comprehensively refurbished
- Downstairs WC
- Quiet secluded location
- Walk into Urmston
- West facing rear garden
- Electrical Re-wire in 2022
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 2 years

How old is the boiler and when was it last inspected? Gas central heating installed in 2022

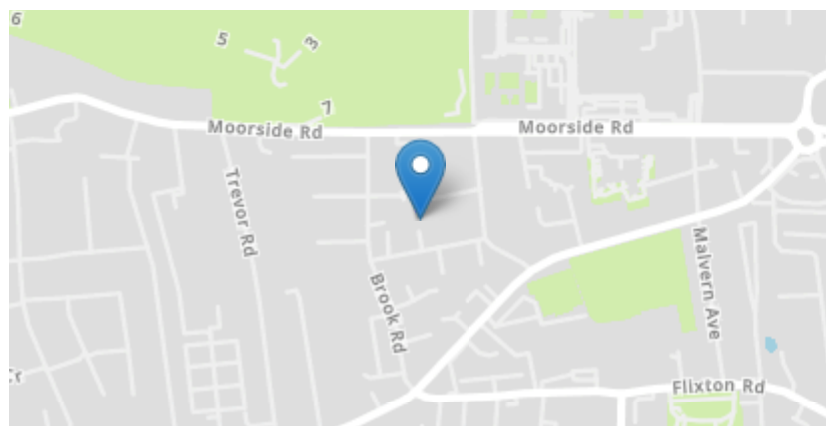
When was the property last rewired? Re-wired 2022

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? 2022

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.



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.