



HOLLY AVENUE  
URMSTON

£285,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



VITALSPACE  
INDEPENDENT ESTATE AGENTS



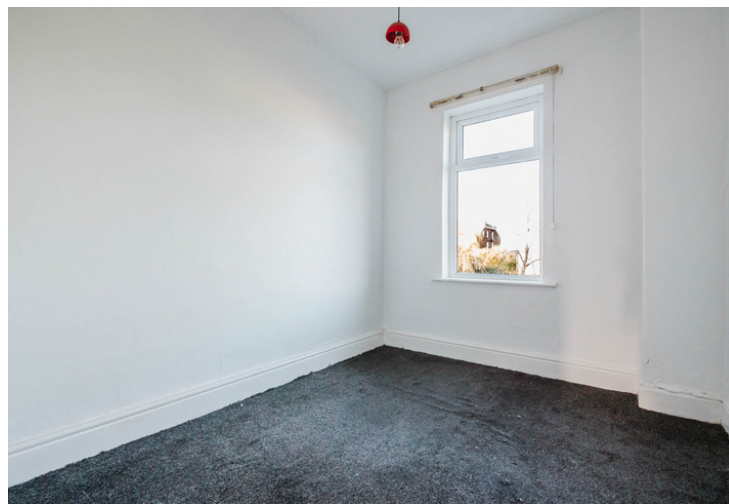


# Holly Avenue, Urmston, M41 5DD

**\*\*NO ONWARD CHAIN\*\* - \*\*WALK INTO URMSTON\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this highly desirable three bedroom, bay-fronted period mid terrace family home. Positioned on a quiet cul-de-sac just off Lime Avenue, the property retains a wealth of original character while offering excellent potential for modernisation to suit contemporary living. The deceptively spacious accommodation extends to approximately 98 Sq m /1055 Sq ft and briefly comprises; an entrance porch, a welcoming entrance hallway, a generously sized bay fronted living room, a separate dining room and a well proportioned 17ft fitted kitchen. To the first floor, a shaped landing leads to three generously sized bedrooms and a three piece family bathroom. Externally, the property benefits from an enclosed, walled courtyard garden to the rear, ideal for outdoor dining and entertaining during the warmer months. Ideally located within easy reach of Urmston town centre, this property is positioned within walking distance of a wide range of local amenities, including Urmston and Chassen train stations, providing convenient access to Manchester and Liverpool. Chassen Park and several highly regarded schools.











## Features

- Three bedrooms
- Period mid terrace
- No onward chain
- Quiet cul-de-sac position
- Walk into Urmston
- Gas central heating
- Two reception rooms
- Scope to update
- Enclosed rear courtyard
- 98 Sqm / 1055 Sqft

## Frequently Asked Questions

How long have you owned the property for? 47 years

When was the roof last replaced? Not during ownership

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

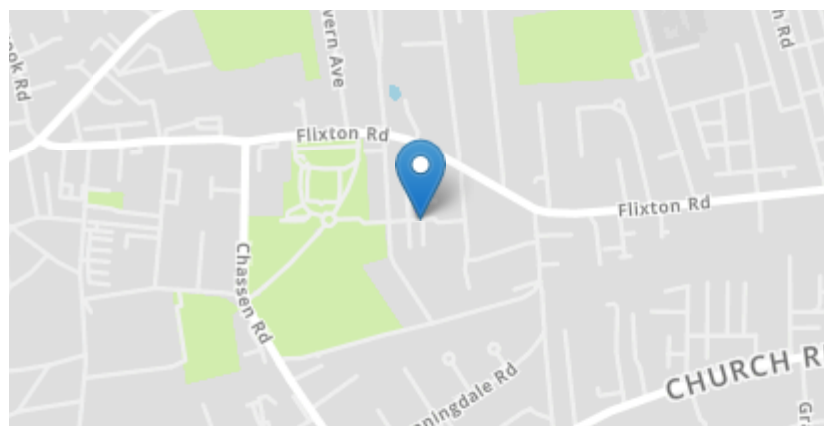
When was the property last rewired? Yes - Circa 15 years ago

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Deceased family member

If you would like to submit an offer on this property, please



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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