



SANDSEND ROAD
URMSTON

£425,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

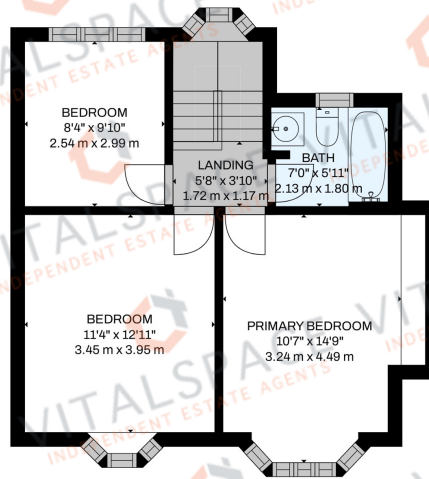
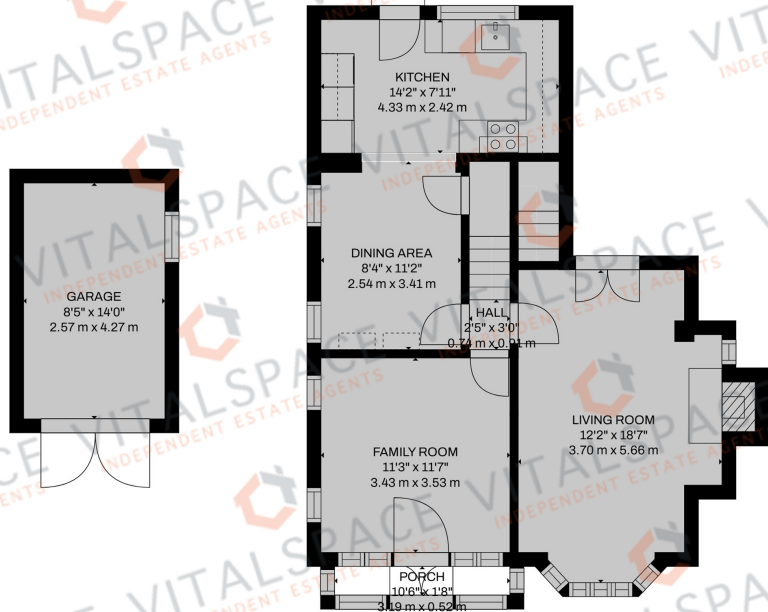


Sandsend Road, Urmston, M41 7AW

****NO ONWARD CHAIN**** - An excellent opportunity to rental a traditional bay front detached family home located just off Moorside Road, situated within minutes walk to Urmston town centre and it's ever expanding range of amenities and trains into Manchester or Liverpool. This property has been tastefully updated by our clients in recent years and benefits from replastered walls, sanded and treated floorboards, updated electrics and an impressive open plan living kitchen. On entering the property, an impressive reception room (office/study) provides access into all rooms on the ground floor level including a large bay fronted living room with an 'inglenook' fireplace, a separate dining room which opens into an extended updated breakfast kitchen with access out into the rear garden. The kitchen itself is fitted with a comprehensive range of contrasting wall and base units with space and plumbing for a range of appliances and a built in dishwasher. To the first floor, a shaped landing provides entry into three generously sized bedrooms and a three piece family bathroom with a shower over bath combination. Externally, to the front of the property, the driveway has been widened to provide excellent off road parking facilities leading up to a secure wrought iron gate to the side. To the rear, a mature rear garden is fully enclosed enjoying a south facing aspect with a private patio area and a shaped lawned garden. A detached garage can also be found to rear which has been updated in 2021 with a newly installed roof, repointed and benefits from an electric supply. Ideally located for a number of popular local schools including Davyhulme Primary School (within catchment area), Trafford General Hospital and is within walking distance to all the amenities of central Urmston and local parks. Contact VitalSpace Estate Agents to arrange an internal inspection or for further information.







Features

- Three bedrooms
- Detached family home
- South facing rear garden
- uPVC double glazing
- Short walk into Urmston
- Updated electrics
- Home office / Study
- Driveway and garage
- No onward chain
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 8 years

Tenure: Leasehold - 905 years remaining - Ground Rent £5.00 per annum

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

When was the property last rewired? Electrics tested in 2024

Which way does the garden face? South facing rear garden

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

Reasons for sale of property? Moved away from Manchester due to work

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.

