



STRETFORD ROAD
URMSTON

£365,000



2 BEDROOMS



1 BATHROOM



3 RECEPTIONS



EPC GRADE:- D



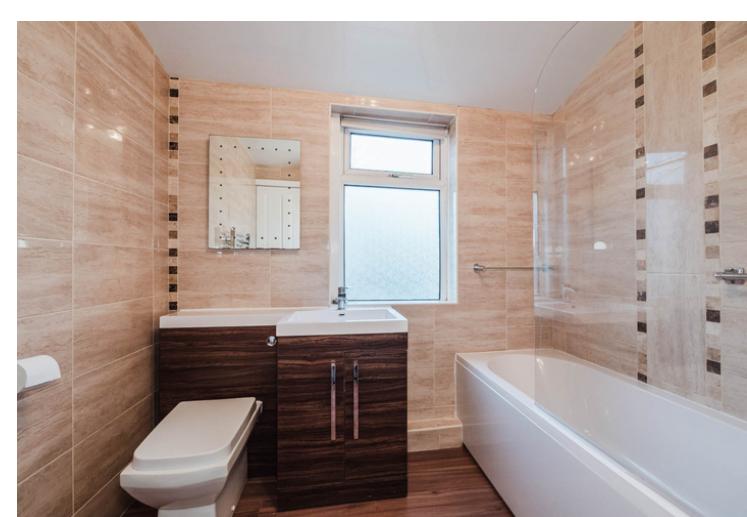
VITALSPACE
INDEPENDENT ESTATE AGENTS

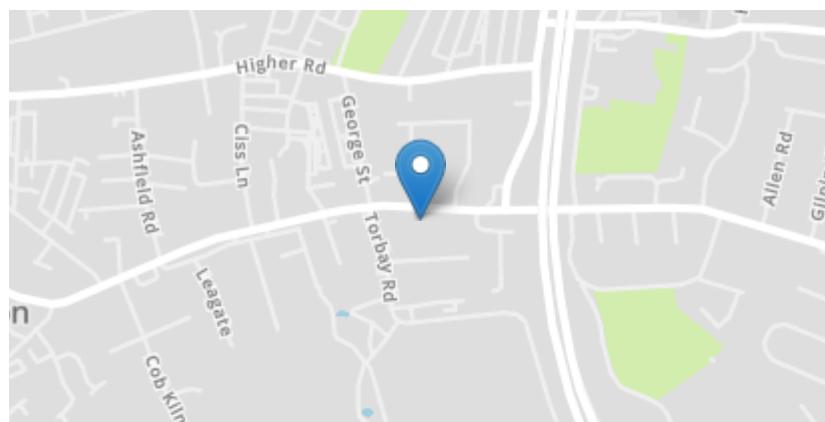
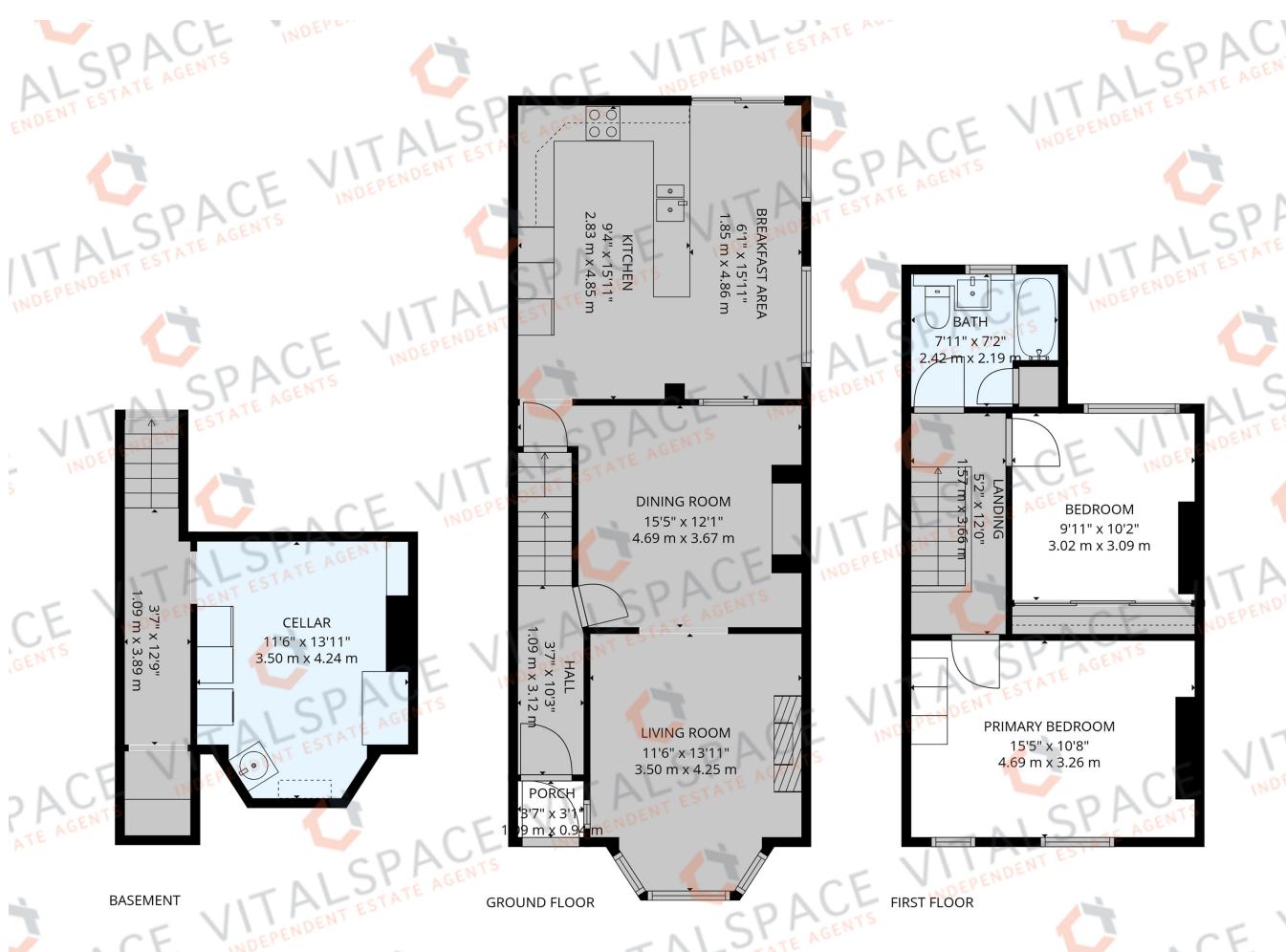


Stretford Road, Urmston, M41 9LT

VIDEO TOUR - **OFF ROAD PARKING AND A SOUTH FACING REAR GARDEN** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this charming, well presented TWO DOUBLE BEDROOM PERIOD END TERRACE PROPERTY situated within close proximity to Urmston town centre and a range of local amenities. This well proportioned Victorian property benefits from gas central heating and uPVC double glazing and in brief, the desirable accommodation comprises; entrance vestibule which leads into a welcoming entrance hallway, a generously sized bay fronted living room and a good sized dining room. Without doubt, the hub of this period home is the impressive open plan kitchen with a large central breakfast and sliding doors providing access out into the rear garden. To the first floor there are TWO DOUBLE BEDROOMS and a contemporary three piece tiled bathroom with a shower over bath combination. Access into a dry storage cellar can also be obtained from the ground floor level. Externally, without doubt, an enviable feature of this attractive period home is the off road parking facilities found to the front of the property. To the rear, a generously sized south facing enclosed garden can be found which is mainly laid to lawn. This enviable period home is well maintained and conveniently situated within easy reach of an excellent range of shops and restaurants. For commuters, the property positioned is within close proximity to the motorway network, Urmston Train Station and just 15 minutes walk into Urmston town centre. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		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			
England, Scotland & Wales		56	84
EU Directive 2002/91/EC			

Features

- Two double bedrooms
- End terrace property
- Gas central heating
- Driveway parking
- Cellar and gardens
- Viewing essential
- Open plan breakfast kitchen
- Walk into Urmston
- Immaculate condition
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 7 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? 2018

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Kitchen alterations in 2021

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
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