



## WESTBOURNE PARK URMSTON

OFFERS OVER

# £500,000

 3 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 EPC GRADE:- TBC



### VITALSPACE

INDEPENDENT ESTATE AGENTS





# Westbourne Park, Urmston, M41 0XS

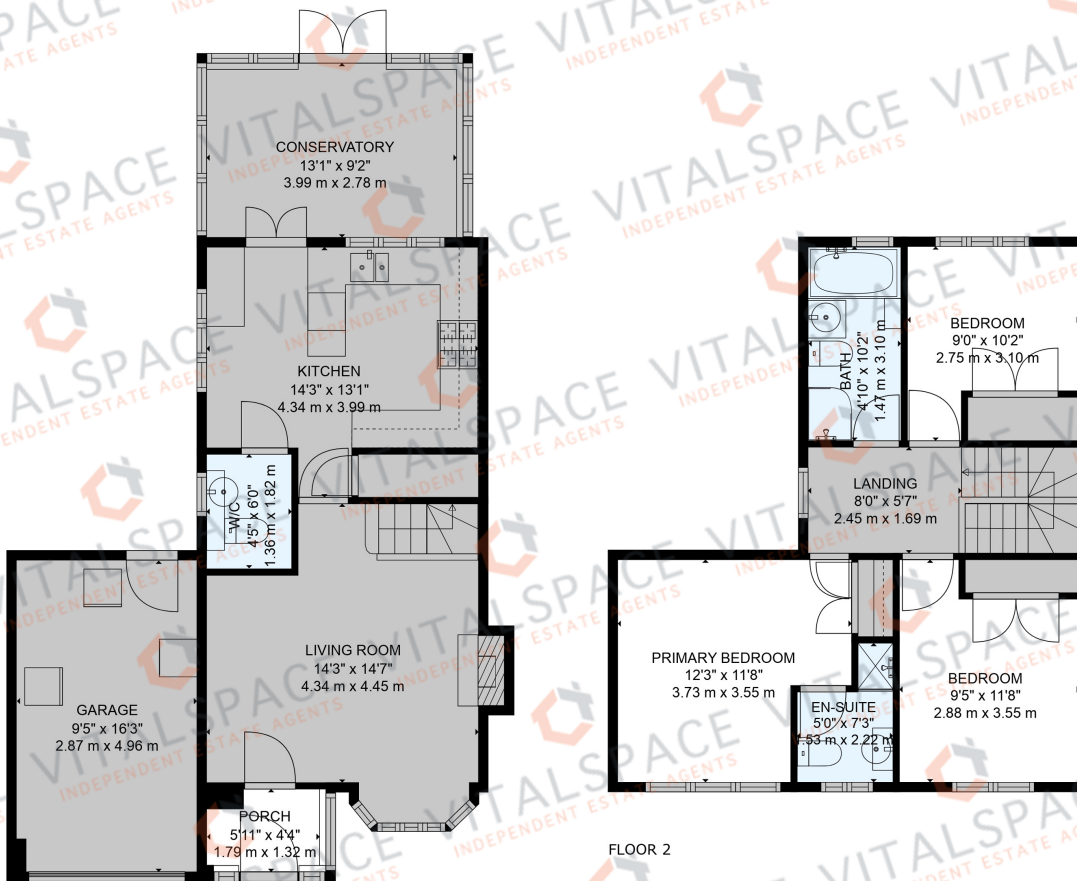
**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well proportioned, tastefully presented THREE DOUBLE BEDROOM detached family residence located on the always popular Westbourne Park in Urmston. Offered for sale for the first time in over 15 years, this property would be perfect for any growing family with three double bedrooms and a contemporary tiled en-suite shower room. Neighbouring allotments, in brief, the accommodation comprises; porch, a warm and welcoming entrance hallway, a generously sized 14ft bay fronted living room, an useful downstairs WC and an impressive open plan dining kitchen. The kitchen itself comes complete with a host of high gloss handleless wall and base units with contrasting worksurfaces over. A uPVC conservatory can be found to the rear of the property, currently used as a dining room with double doors leading out onto a decked patio area, ideal for alfresco dining during those summer months. To the first floor, a shaped landing gives access into three generously sized double bedrooms alongside a modern four piece family bathroom and a luxury tiled en-suite shower room servicing the master bedroom. Externally, to the front of the property, a gated, paved driveway can be accessed via wrought iron double gates and leads up to an attached garage. To the rear of the property, a low maintenance garden boasts an east-facing aspect garden and overlooks Granville Allotments with a large shaped paved patio area. This property is situated on a quiet Urmston cul-de-sac, enjoying the fantastic convenience of being just minutes walk to an excellent array of local facilities including an exceptional range of shops, general services and restaurants. For commuters, the property positioned is within close proximity to the motorway network and Urmston train Station. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.





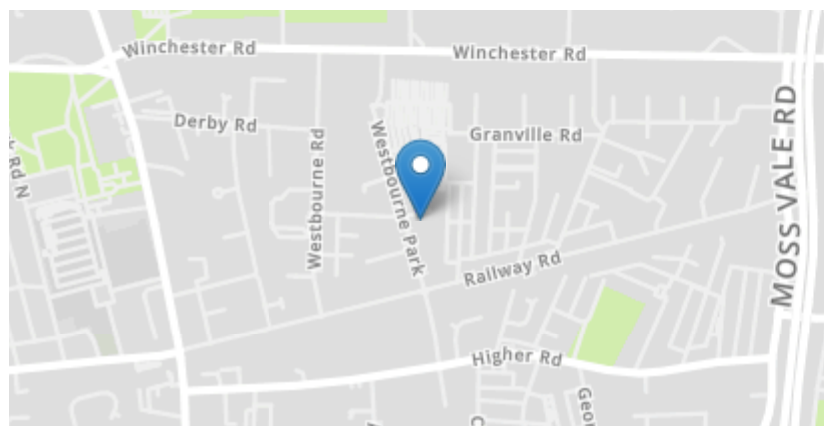






FLOOR 1

FLOOR 2



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.

## Features

- Three double bedrooms
- Detached property
- Gas central heating
- Walk into Urmston
- Large driveway and garden
- Downstairs WC
- Overlooking allotments
- Gated driveway and garage
- Two reception rooms
- Viewing essential

## Frequently Asked Questions

Is the property leasehold or freehold? Freehold.

When was the property built? Approximately 2005

How long have the vendors owned the property for? Approx 15 years

How old is the boiler? Service annually. Combination Boiler, serviced annually with a guarantee until 9/03/26

Are there any extensions and if so when were they built? No

Reasons for sale of property? Downsize

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