



WESTGATE  
URMSTON

£675,000

 4 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 NO CHAIN



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

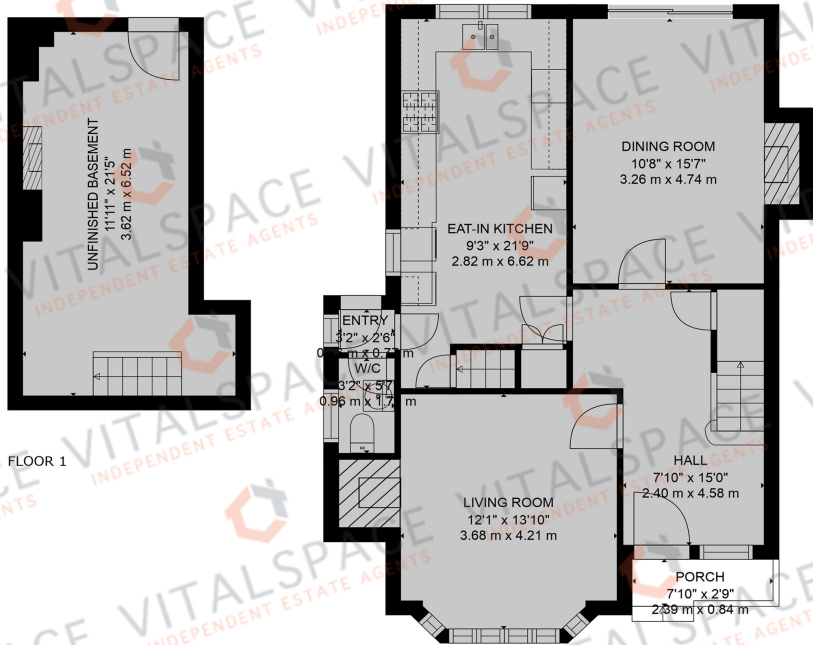


# Westgate, Urmston, M41 9EL

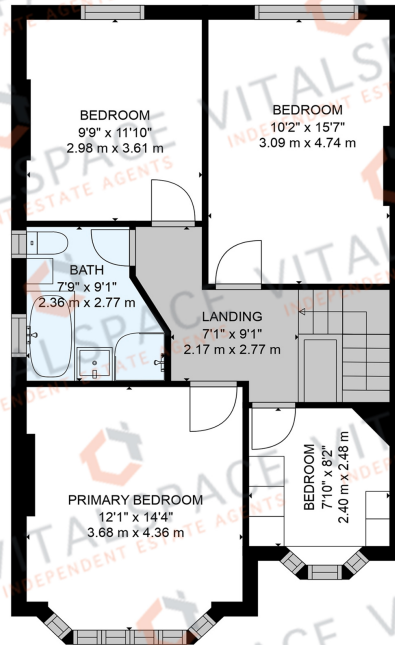
**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this charming period family home located on what is arguably the most desirable area of Urmston and boasts a wealth of character and period features, including high ceilings, coving, stripped wood internal doors, period style fireplaces, and much more. The highly sought after accommodation includes an impressive reception hallway, a generously sized bay fronted living room, a well proportioned dining room, a 20ft fitted 'eat in' kitchen, and a useful two piece downstairs WC. Accessible from the kitchen, there is a 22ft cellar with potential to be converted into additional living space, although it is currently used for storage and has power and lighting. The first floor comprises of a grand landing, four well proportioned bedrooms and a four piece family bathroom with a roll top bath and separate shower. Externally to the front of the property, there is an ornate garden alongside a driveway providing ample off road parking for multiple vehicles. The driveway continues down to the side of the property and leads to a detached single garage with both power and lighting. The rear garden itself is delightful, being SOUTH FACING with an elevated decked seating area paved and steps leading down to a mature, mainly lawned garden with garden timber pergola creating a perfect BBQ area during those summer months. As mentioned, this property is situated in a prime location within walking distance to Urmston town centre with its array of shops, eateries, wine bars and more. Urmston itself boasts excellent schools for all ages and a range of public transport including bus routes, Urmston train station and motorways links. Contact VitalSpace Estate Agents to arrange an internal inspection. We strongly recommend arranging an appointment to avoid disappointment.







FLOOR 2



FLOOR 3

## Features

- Four double bedrooms
- Edwardian Semi detached
- Gas central heating
- No onward chain
- Driveway and garage
- Highly regarded location
- Useful storage cellar
- Spacious dining kitchen
- South facing rear garden
- Impressive entrance hallway

## Frequently Asked Questions

How long have you owned the property for? 9 years

When was the roof last replaced? No

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

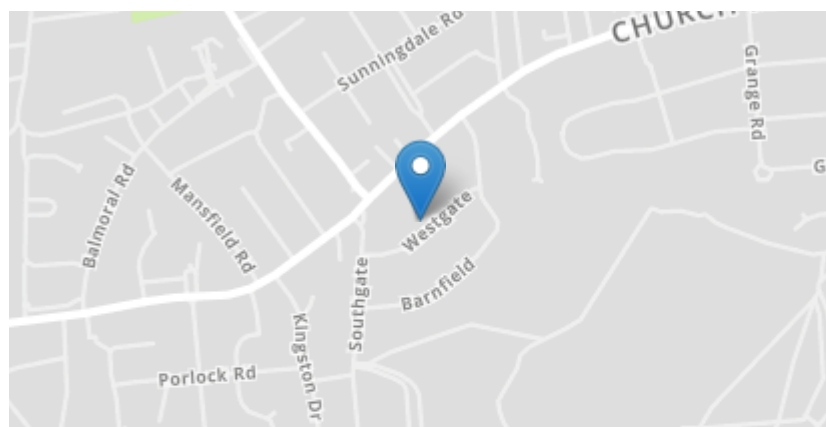
When was the property last rewired? Unknown

Which way does the garden face? South facing rear garden

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

Reasons for sale of property? Downsizing

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.



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