



AWARDED FOR  
MARKETING | SERVICE | RESULTS



# RAILWAY ROAD URMSTON

OFFERS OVER

# £400,000

 4 BEDROOMS

 2 BATHROOMS

 2 RECEPTIONS

 BAND B



## VITALSPACE

INDEPENDENT ESTATE AGENTS





# Railway Road, Urmston, M41 0YD

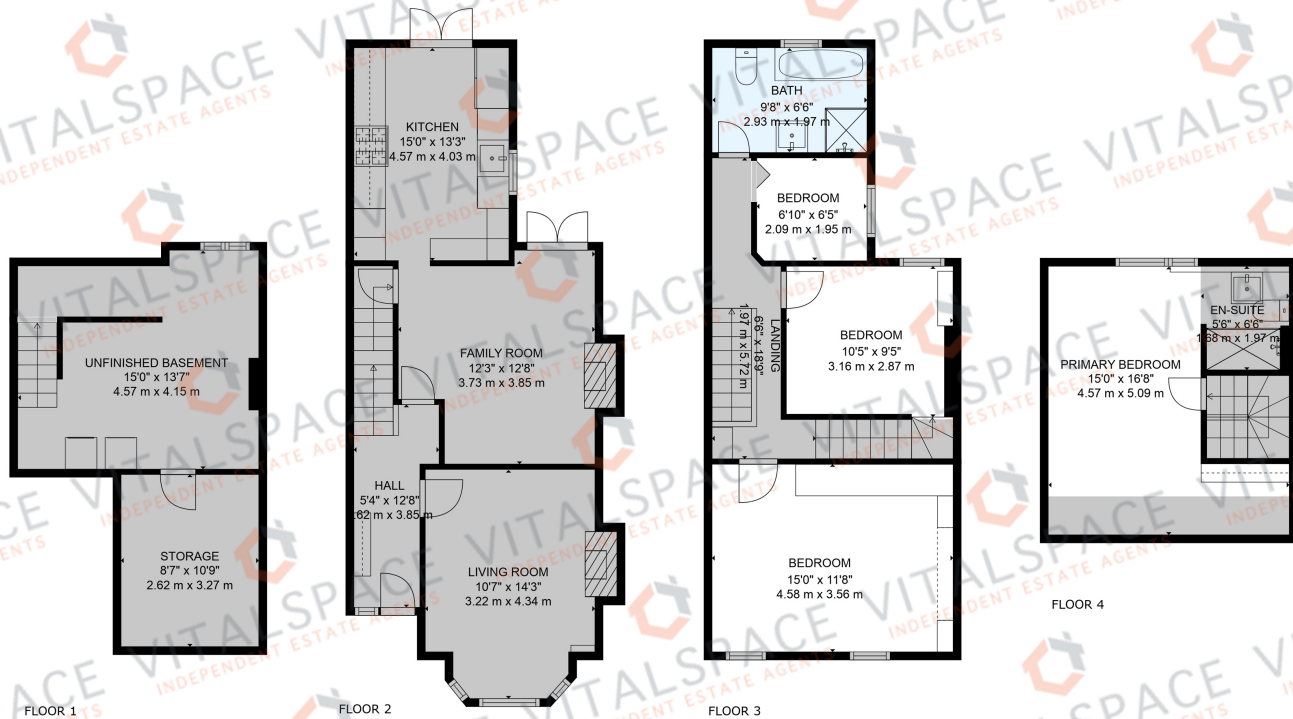
**\*\*VIDEO TOUR\*\*** - VitalSpace Estate Agents are delighted to bring to the sales market an immaculately presented, significantly sized FOUR BEDROOM, mid period terrace home positioned within walking distance of Urmston Town Centre. Arranged over four floors, this attractive property is packed full of Victorian features and benefits from double glazing and gas central heating and briefly comprises; a warm and welcoming hallway, a well proportioned bay fronted living room, a generously sized sitting room with a feature log burning fire and a modern fitted breakfast kitchen with access out into the rear garden. The kitchen itself comes complete with 'Shaker' style wall and base units with a contrasting worksurfaces and splash back. To the first floor, a shaped landing provides entry into three generously sized bedrooms and a stunning, recently updated four piece bathroom with a free standing bath and a separate shower. Stairs rise from the first floor landing up to a professionally converted loft room and en-suite shower room. A generous double chambered cellar can be accessed via the entrance hallway and is ideal for use as a utility room, workshop or dry storage space. Externally there is an enclosed rear courtyard garden with artificial grass and a paved patio area providing ample space for a table and chairs during those summer months. 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 some of the best educational institutions for all ages and a range of public transport including bus routes, Urmston train station and motorway links. Contact VitalSpace Estate Agents to arrange an internal inspection. We strongly recommend arranging an appointment to avoid disappointment.











## Features

- Four Bedrooms
- Mid period terrace
- Arranged over four floors
- Walk into Urmston
- Professionally Converted Loft
- En-suite shower room
- Stunning breakfast kitchen
- Useful storage cellar
- Enclosed rear courtyard
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 16.5 years

When was the roof last replaced? Roof refelted and tiles reset when dormer added

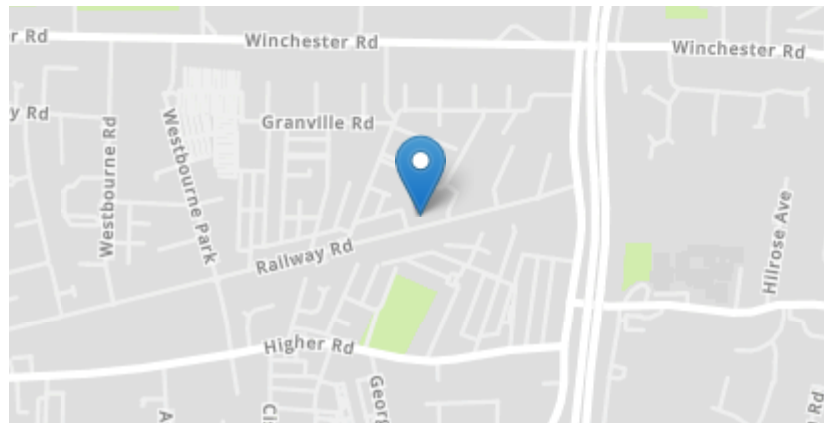
How old is the boiler and when was it last inspected? Gas central heating combi - serviced may 2023

When was the property last rewired? Rewired in 2004

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? Yes, dormer loft conversion in 2019

Reasons for sale of property? 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(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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