



HUMPHREY PARK  
URMSTON

£325,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Humphrey Park, Urmston, M41 9NH

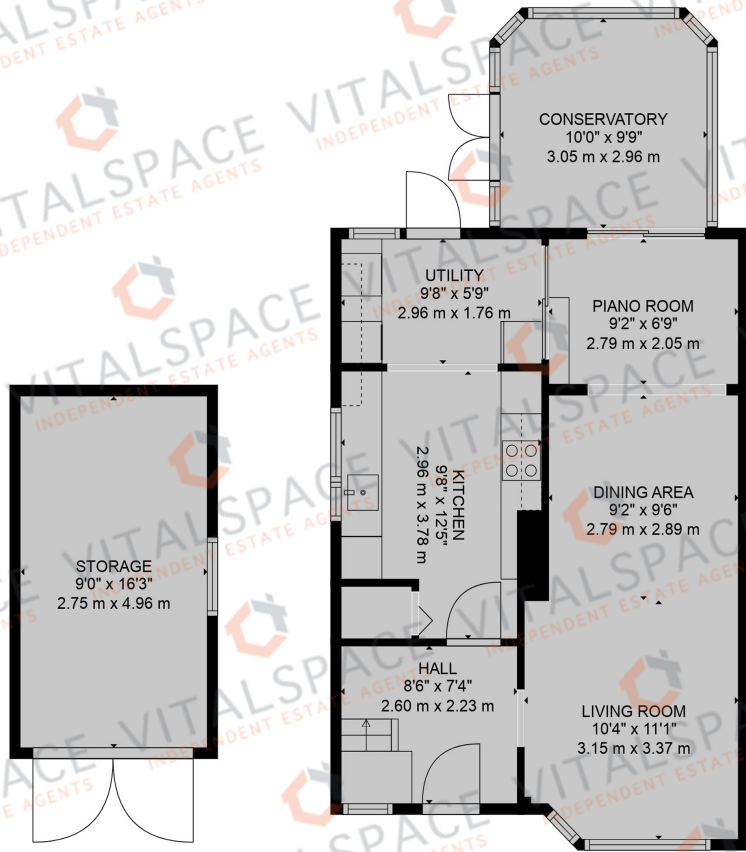
**\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this well presented THREE BEDROOM extended semi-detached property located on the ever-popular Humphrey Park in Urmston. This property benefits from uPVC double glazing and gas heating and offers attractive accommodation arranged over two floors. In brief, this desirable property comprises; a warm and welcoming entrance hallway, a bay fronted 21ft living room with an archway leading into a useful home office/music room with a conservatory beyond. An impressive extended kitchen fitted with a host of wall and base units leads through into a utility area with space and plumbing for a range of appliances. To the first floor there are three well-proportioned bedrooms and a contemporary three-piece family bathroom with a shower over bath combination. Externally, to the front of the property, a resin bound driveway provides ample off-road parking for multiple vehicles. The rear garden itself is mainly laid to lawn enclosed by timber fencing. A detached garage can be found to the rear of the property with double opening doors providing excellent storage space. This property is ideally positioned for access into both Urmston and Stretford, both with a range of amenities including restaurants and cafes. Humphrey Park is also popular with families being close to a range of highly regarded schools, Urmston and Humphrey Park train stations, bus routes and only a short walk to The Meadows. An internal inspection comes highly recommended as this property is sure to sell quickly. Contact VitalSpace Estate Agents to arrange an internal inspection.



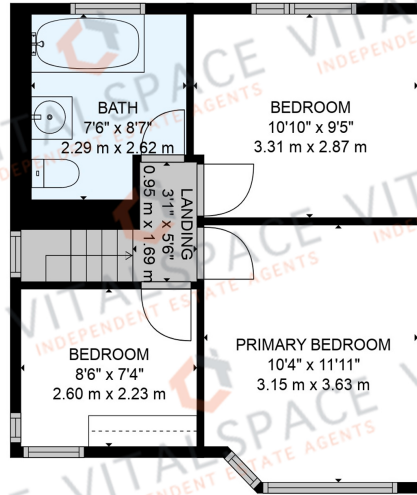








FLOOR 1



FLOOR 2

## Features

- Three bedrooms
- Semi detached property
- Desirable location
- Driveway parking
- uPVC double glazing
- Gas Central Heating
- uPVC conservatory
- Full width extension
- Lawned rear garden
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? Not during ownership

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

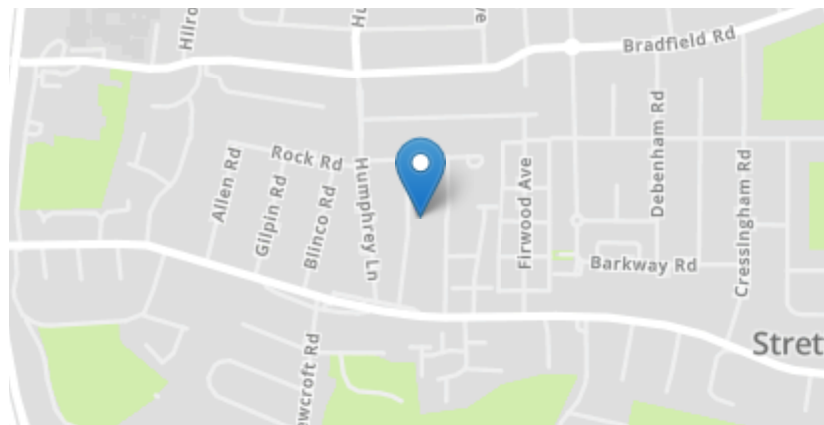
When was the property last rewired? Not during ownership

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? Rear Extension - 1970's

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
		55	83
England, Scotland & Wales		EU Directive 2002/91/EC	

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.