



LINK AVENUE  
URMSTON

£240,000



2 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Link Avenue, Urmston, M41 9NJ

**\*\*MODERNISATION REQUIRED\*\* - \*\*NO ONWARD CHAIN\*\*** - VitalSpace Estate Agents are pleased to offer for sale this conveniently located TWO BEDROOM semi detached property situated on a quiet Urmston cul-de-sac. Located within close proximity to both Urmston and Strefford as well as major transport links this property briefly comprises; entrance hallway, bay fronted living room, a generously sized dining room and a fitted kitchen. To the first floor there are TWO well proportioned bedrooms and a a three piece bathroom. Whilst requiring modernisation, this property does benefit from UPVC double glazing and gas central heating. Externally, to the front there is a walled garden can be found whilst to the rear, a westerly facing garden with timber fenced boundaries providing a suitable space for alfresco dining during those summer months. Requiring a comprehensive programme of renovation to restore this property to its former beauty, this home would be ideal for a builder or property developer. An internal inspection is strongly recommended. Offered for sale with no onward chain, contact VitalSpace Estate Agents for further information.

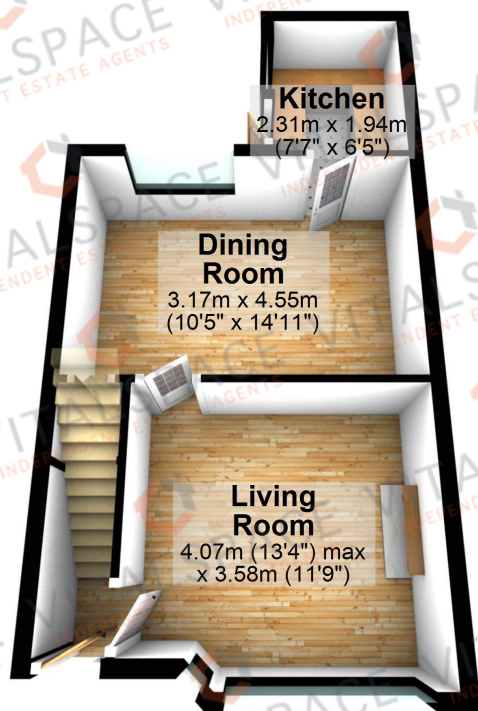








## Ground Floor



## First Floor



## Features

- Two bedrooms
- Semi detached property
- Modernisation required
- No onward chain
- Two reception rooms
- Gas central heating
- uPVC double glazing
- West facing rear garden
- Quiet cul-de-sac
- Viewing advised

## Frequently Asked Questions

How long have you owned the property for? Family owned for 40 years +

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - installed circa 7 years ago

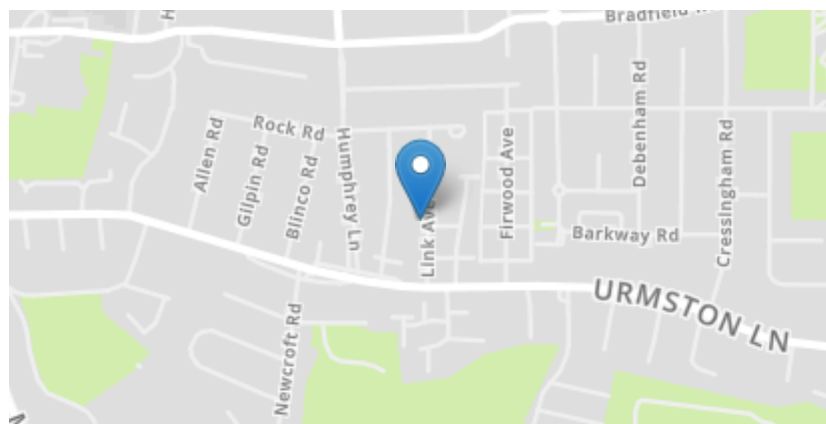
When was the property last rewired? Unknown

Which way does the garden face? West facing rear garden

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

Tenure: Leasehold - 999 year lease with £2.50 per annum ground rent

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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