



WESTMORLAND ROAD
URMSTON

OFFERS OVER

£425,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



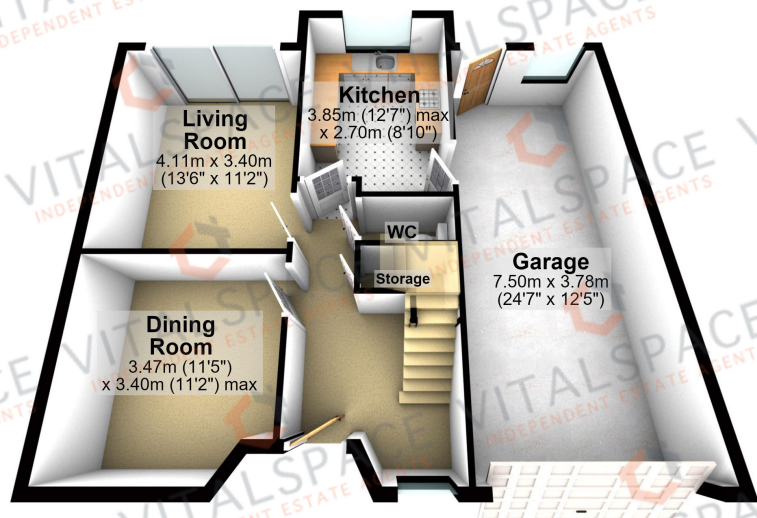
Westmorland Road, Urmston, M41 9HP

****PRIME URMSTON LOCATION** - **SOUTH FACING PLOT WITH ATTRACTIVE GARDENS** - **SUBSTANTIAL LOFT SPACE** - **OVERSIZED GARAGE** - **SCOPE TO EXTEND (STPP) - VITALSPACE ESTATE AGENTS are delighted to offer for sale this THREE BEDROOM semi detached home, occupying a prime south-facing plot on one of Urmston's most sought-after residential roads, with attractive established gardens and potential for future enhancement. The property is presented in excellent condition, and is perfectly move-ready after careful maintenance by the previous owners, but also offers exciting future potential. A generous loft and oversized attached garage offer conversion potential within the existing footprint, while neighbouring properties showcase examples of side and rear extension potential (subject to the necessary consents) made possible by the generous plot sizes on the street. The ground floor currently comprises an entrance hallway with under-stair WC, a front reception room with bay window, bright rear lounge with sliding doors onto the garden, and a smart modern fitted kitchen with side access into the garage. Upstairs are two generous double bedrooms and a smaller third bedroom to the rear, along with a family shower room and separate WC. Externally, the rear garden is fabulous - south facing, spacious and private, with a patio area and lawn set amongst a collection of attractive borders and well-established shrubs. There is a pleasant garden and block-paved driveway to the front. Perfectly positioned on Westmorland Road enjoying a well connected position within easy reach of the town centre and a range of everyday amenities. Urmston offers an excellent selection of independent shops, supermarkets, cafés, bars and restaurants, together with highly regarded local schools and leisure facilities. The area is particularly well connected for commuters, with Urmston railway station providing regular services towards Manchester and Liverpool, while the nearby M60 and M62 motorway networks offer convenient access across Greater Manchester and beyond. The surrounding area combines established residential streets with attractive green spaces, with nearby parks and open areas providing opportunities for walking and recreation. The Trafford Centre and MediaCityUK are also within easy travelling distance. With its convenient transport links, excellent amenities and established community setting, Westmorland Road provides a desirable base for a wide range of buyers and families. Contact VitalSpace Estate Agents for further information.**





Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Highly desirable location
- Scope for modernisation
- Premier tree lined road
- South facing rear garden
- Two reception rooms
- Gas central heating
- Viewing recommended
- 24 ft attached garage

Frequently Asked Questions

How long have you owned the property for? 58 years

When was the roof last replaced? Yes, circa 2021

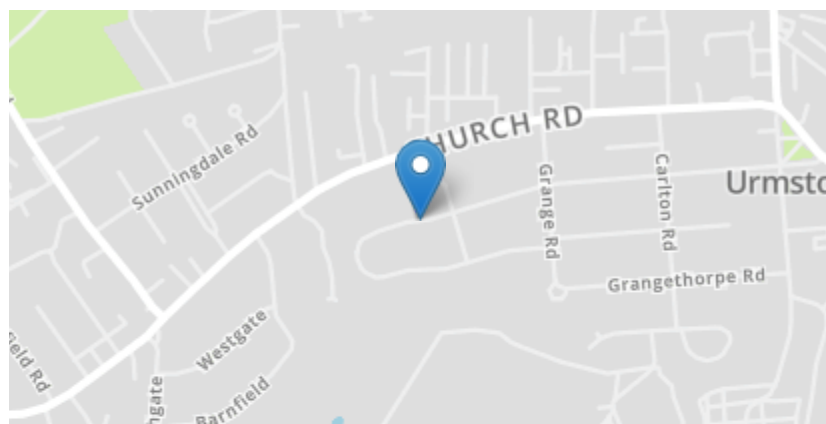
How old is the boiler and when was it last inspected? Gas central heating - Immersion heater and gas boiler, last serviced 2026

When was the property last rewired? Unsure

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built?
Garage extension during the 1980's

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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.