

BEST ESTATE AGENT GUIDE AWARDS 2026
TOP 500 SALES & LETTINGS
AWARDED FOR MARKETING | SERVICE | RESULTS

HUMPHREY PARK
URMSTON

£475,000

- 3 BEDROOMS
- 3 BATHROOMS
- 2 RECEPTIONS
- EPC GRADE:- TBC

VITALSPACE
INDEPENDENT ESTATE AGENTS







Humphrey Park, Urmston, M41 9WF

NO ONWARD CHAIN - VITALSPACE ESTATE AGENTS are delighted to offer for sale this substantial detached family home, occupying a generous plot in a popular part of Urmston. Offering versatile accommodation, two separate driveways accessed from different roads and a large west-facing rear garden, this is a property with plenty of space and exciting scope for a new owner to make their mark. The ground floor offers a particularly flexible layout. To the front is a generous reception room, which could equally lend itself to use as a ground floor bedroom if required. A separate shower room is conveniently positioned across the entrance hallway, making this a useful arrangement for multi-generational living or those looking for additional ground floor accommodation. There is also useful understairs storage. To the rear, a substantial open-plan living and dining space provides plenty of room for both relaxing and entertaining, with attractive solid wood flooring and French doors opening onto the rear patio. The adjoining kitchen is generously sized, fitted with a range of wooden wall and base units, Neff appliances and a characterful stained glass window. The kitchen opens directly into a particularly large conservatory, which projects into the garden from the rear of the property. With a tiled floor and central heating, this provides a substantial additional reception space, with further French doors opening onto the garden. To the first floor are three generous double bedrooms. One bedroom benefits from an en suite bathroom, cleverly positioned around a corner to create a degree of separation from the sleeping area. A separate four-piece family bathroom completes the accommodation. Outside, the property occupies an impressive plot with gardens to the front and rear. The front block-paved driveway has space for at least three vehicles once the established planting has been cut back. A second block-paved driveway is accessed from the rear, providing parking for two further vehicles and leading to a detached brick-built garage. The garage offers useful storage or garaging, with potential for alternative use or conversion, subject to any necessary consents. The rear garden is a particularly good size and enjoys a west-facing aspect, making it an ideal spot to enjoy the afternoon and evening sun. A block-paved patio can be accessed directly from both the conservatory and rear living space, leading onto an artificial lawn with a garden shed tucked away in the corner. There is also a useful covered lean-to storage area between the conservatory and garage. While the garden would benefit from some general cutting back, the overall size and layout of the plot are clear to see.











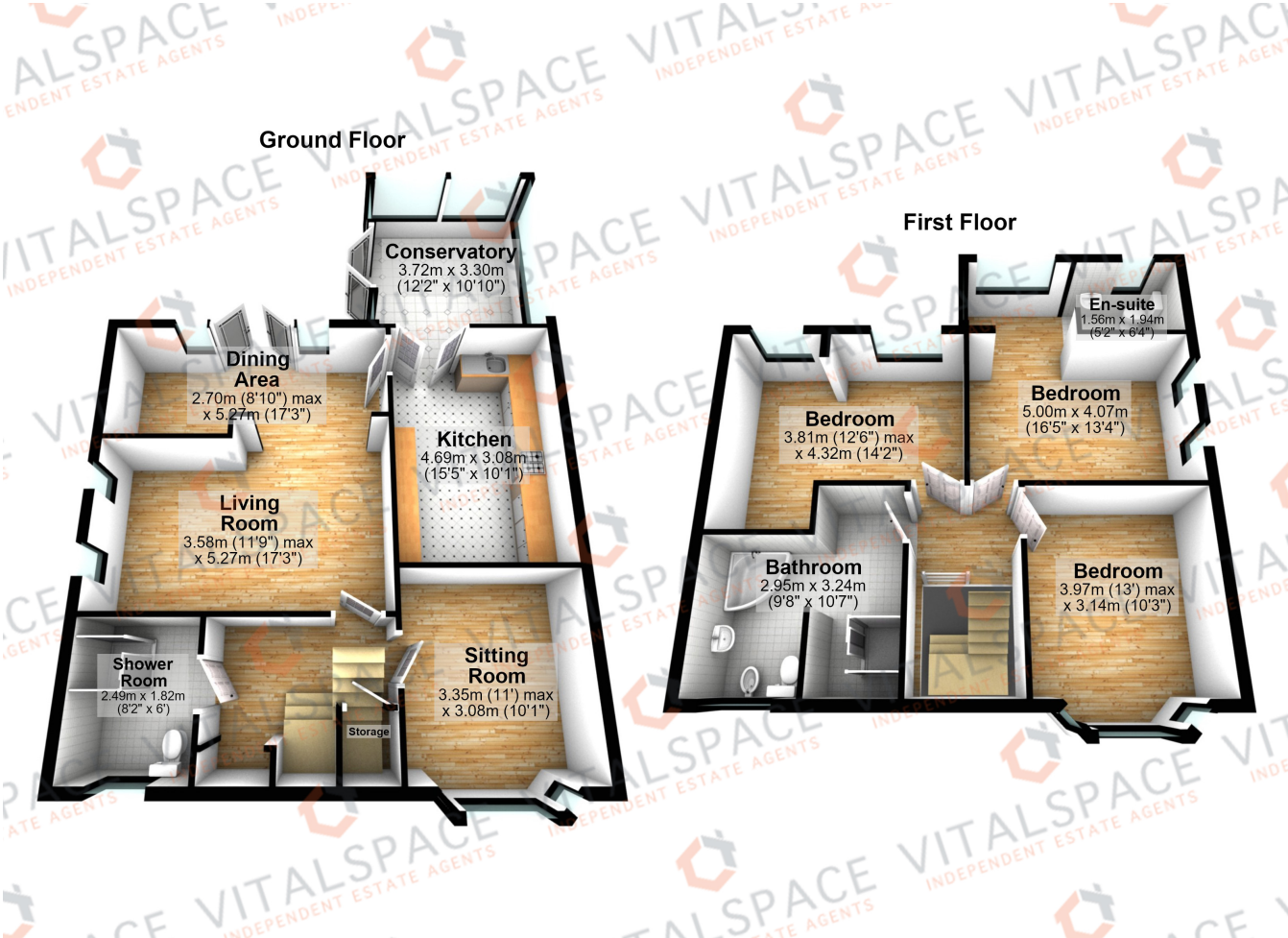


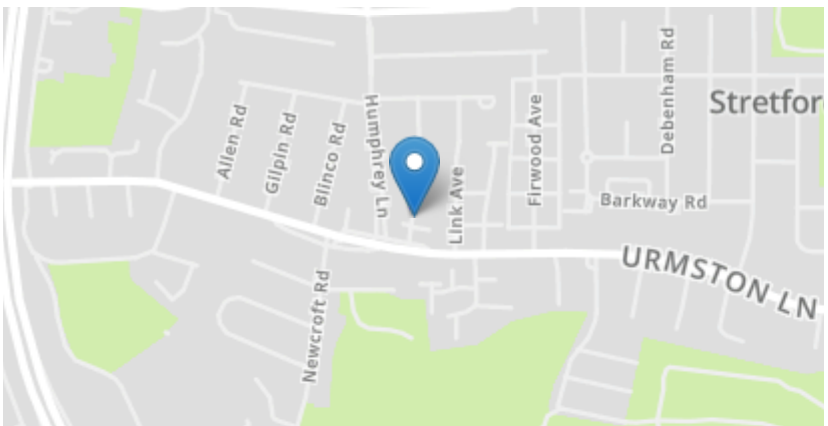












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Features

- Three bedrooms
- Detached family home
- No onward chain
- Gas central heating
- West facing rear garden
- Generous plot
- Garage and driveway
- 136 Sqm / 1464 Sqft
- Scope to modernise
- Highly convenient location

Frequently Asked Questions

How long have you owned the property for? Been in the family many 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? West facing rear garden

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

Reasons for sale of property? Sale of fathers 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.

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