



Granville Road, Urmston, Manchester, M41

Guide Price: £300,000

Freehold

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****Offered with no onward chain ****

Situated on the ever-popular Granville Road, this attractive three-bedroom semi-detached property offers a fantastic opportunity for buyers seeking a home that's ready to move straight into. With gated off-road parking to the front and easy access to the rear garden, this well-maintained home is ideally located close to Urmston Town Centre, local amenities including The Trafford Centre, and convenient motorway networks.

Upon entering, you are welcomed by a bright entrance hall leading through to a spacious and neutrally decorated living room — a comfortable space ideal for relaxing or entertaining. From here, you enter the modern kitchen, fitted with stylish grey gloss units and ample work surfaces, with plenty of room for dining too. From the kitchen, there is access to a downstairs WC and an under-stairs storage cupboard, as well as a door leading out to the rear garden.

The first floor offers three generous-sized bedrooms, each tastefully decorated in neutral tones to suit any style of décor. The contemporary family bathroom features a sleek three-piece suite, providing both practicality and a touch of modern luxury. The property also benefits from gas central heating and double glazing throughout.

To the rear, the garden is private and well maintained, featuring a small decked area, a paved patio perfect for outdoor dining, and a neatly kept lawn.

This lovely home combines modern finishes with a convenient location, making it a perfect choice for first-time buyers, families, or downsizers looking to settle in the sought-after Urmston area.

- Freehold
- EPC Grade C
- Council Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.