



BALFOUR ROAD
URMSTON

£325,000

 2 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

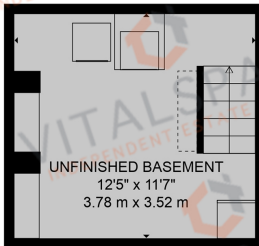
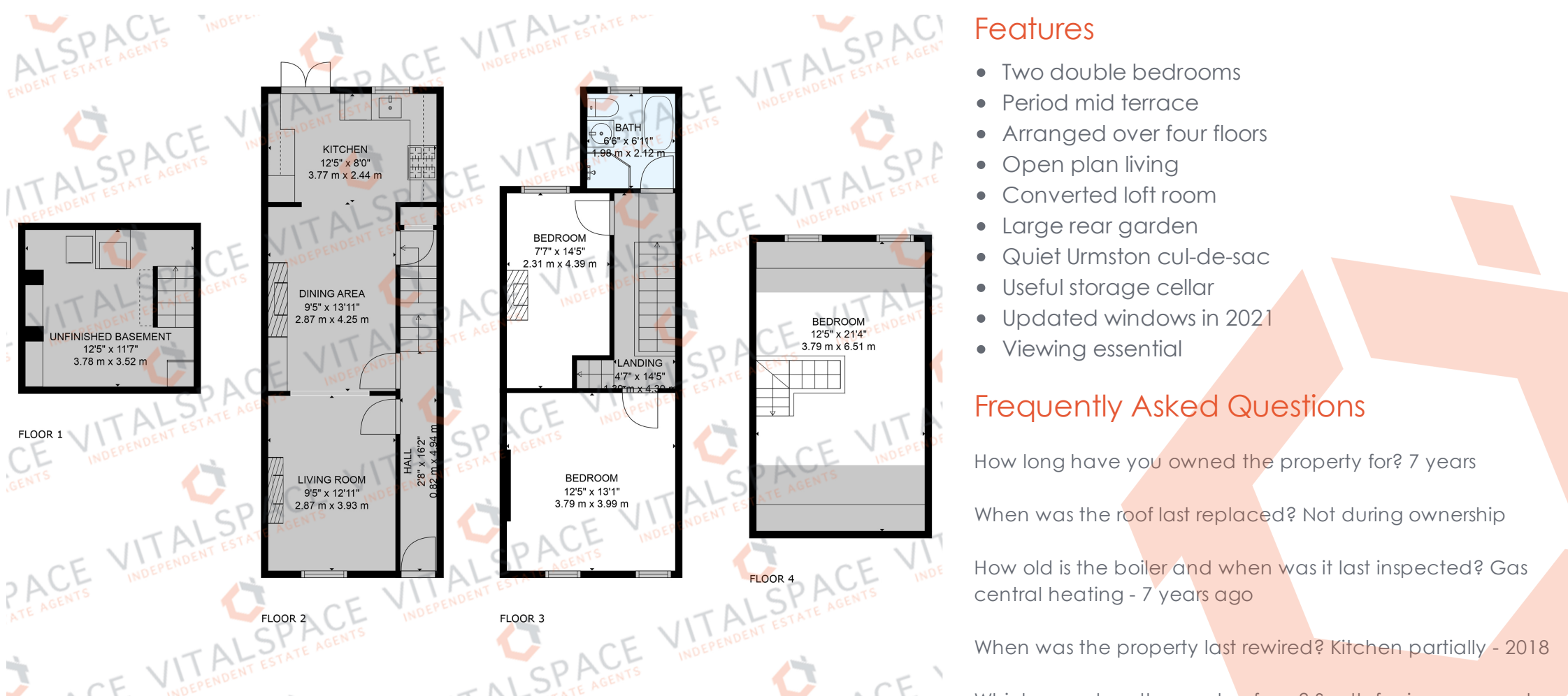


Balfour Road, Urmston, M41 5SU

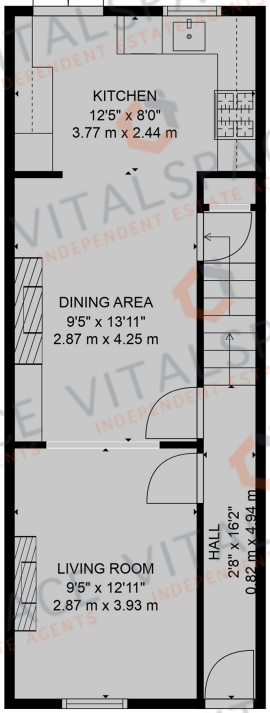
****CONVERTED LOFT ROOM** - **LARGE REAR GARDEN** - **VIDEO TOUR** -**
VITALSPACE ESTATE AGENTS are delighted to offer to the sales market this impressively presented, deceptively spacious TWO DOUBLE BEDROOM period mid terrace property situated on a secluded Urmston cul-de-sac just off Princess Road. The well presented accommodation comprises; a welcoming entrance hallway, a generously sized living room with a feature cast iron fireplace which opens into a well proportioned dining room with a wood burning fire. The dining room itself leads into an extended kitchen with double doors which open out into the rear garden. The kitchen itself is fitted with a range of shaker style wall and base units with granite worksurfaces, an integrated dishwasher and fridge/freezer. A useful storage cellar accessed via the dining room provides dry storage space. To the first floor, a shaped landing provides entry into two well proportioned double bedrooms alongside a four piece bathroom with a separate shower and bath. A permanent staircase rises from the first floor landing into a converted loft space where a versatile room can be found, ideal for use as a home office or study. Externally, as mentioned, this property is positioned on a quiet cul-de-sac with a gated paved pathway leading up to the entrance door. Unusually for a terrace property, the south facing rear garden is of a generous size with a selection of plants, shrubs and bushes enclosed by timber fenced boundaries. Further benefits of this attractive family home include gas central heating, uPVC double glazing updated in 2021 and is situated within easy reach of Urmston town centre. Ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.



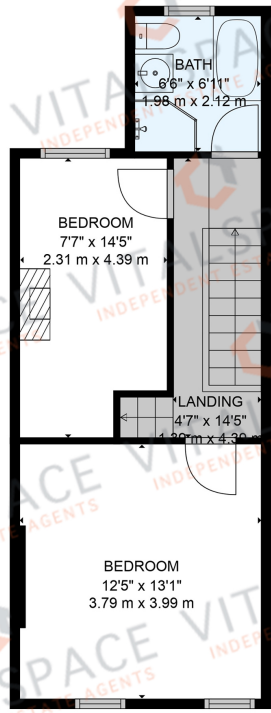




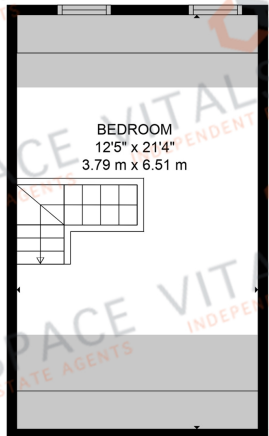
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

Features

- Two double bedrooms
- Period mid terrace
- Arranged over four floors
- Open plan living
- Converted loft room
- Large rear garden
- Quiet Urmston cul-de-sac
- Useful storage cellar
- Updated windows in 2021
- Viewing essential

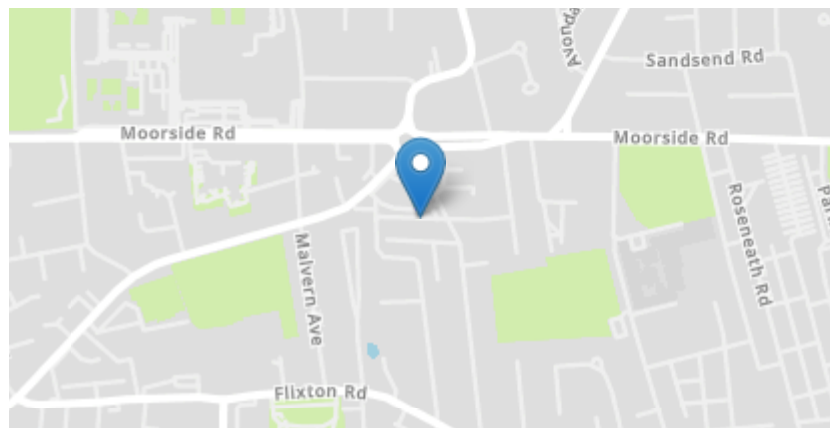
Frequently Asked Questions

- How long have you owned the property for? 7 years
- When was the roof last replaced? Not during ownership
- How old is the boiler and when was it last inspected? Gas central heating - 7 years ago
- When was the property last rewired? Kitchen partially - 2018
- Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Side extension - 2018

Reasons for sale of property? Relocating

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		
(55-68)	D		75
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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