



PRINCESS ROAD  
URMSTON

OFFERS OVER

£300,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 VIDEO TOUR



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Princess Road, Urmston, M41 5ST

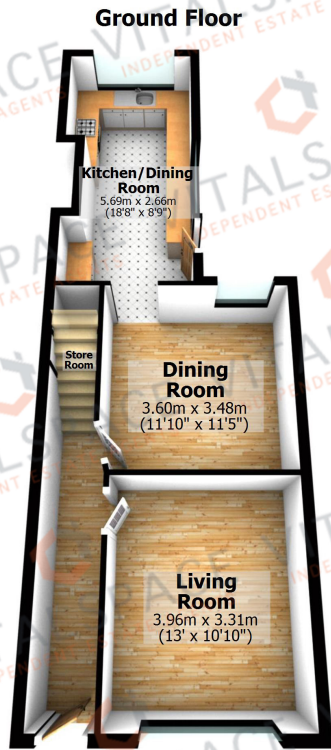
**\*\*VIDEO TOUR\*\* - \*\*IMMACULATELY PRESENTED PERIOD HOME\*\*** - VITALSPACE ESTATE AGENTS are delighted to bring to the market an immaculately presented two double bedroom mid terrace period property situated on the always popular Princess Road in Urmston. Updated by our current vendors to an exceptionally high standard, this property retains all the original charm and character that a property of this nature has to offer. This attractive property benefits from double glazing and gas central heating and briefly comprises; a welcoming entrance hallway, a 13ft living room, a generously sized dining room and a modern recently installed 18ft fitted dining kitchen with access out into the rear garden. The kitchen itself is fitted with a range of 'shaker' style wall, base and larder units with a breakfast bar and space for seating. To the first floor, a shaped landing provides entry into TWO DOUBLE BEDROOMS and a larger than average contemporary three piece bathroom. Externally there is a generously sized enclosed, landscaped rear garden with a paved patio area which provides ample space for a table and chairs during those summer months alongside a shaped lawned garden. An ideal first time purchase and we strongly recommend arranging an appointment to avoid disappointment. Contact VitalSpace Estate Agents for further information.











## Features

- Two double bedrooms
- Mid terrace property
- Two reception rooms
- Ideal first time purchase
- uPVC double glazing
- Large rear garden
- Original period features
- Walk into Urmston
- Impressive breakfast kitchen
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since May 2021

When was the roof last replaced? Unknown

How old is the boiler and when was it last inspected? Gas central heating -last serviced 5th of June 2023

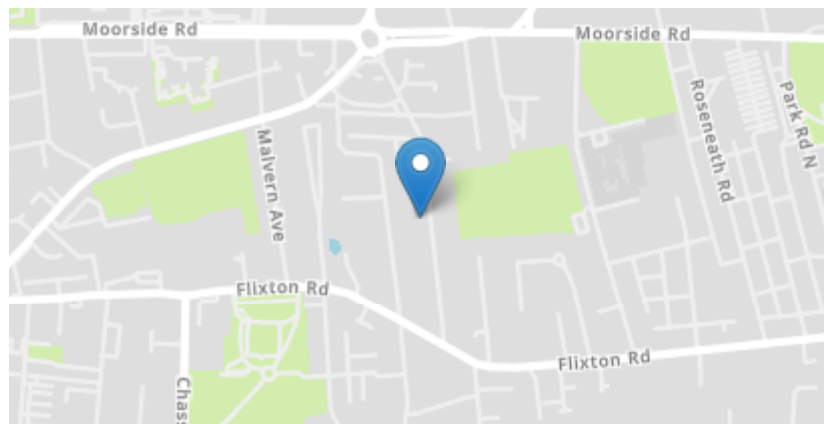
When was the property last rewired? Unknown

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? unknown

Reasons for sale of property? Relocating to Yorkshire

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+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 54                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         | 72        |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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