



HAMPTON ROAD  
URMSTON

£260,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 VIDEO TOUR



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Hampton Road, Urmston, M41 9AL

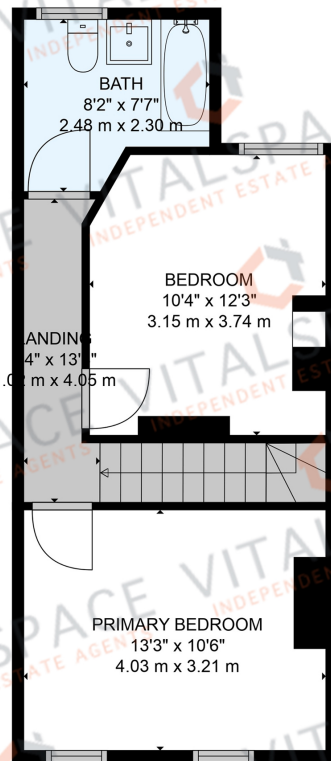
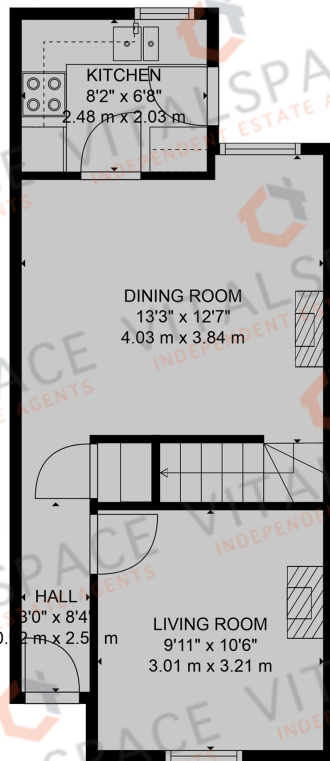
**\*\*VIDEO TOUR\*\* - \*\*SUPERB CONDITION THROUGHOUT\*\* -**  
VITALSPACE ESTATE AGENTS are delighted to offer for sale this stunning TWO DOUBLE BEDROOMS end terrace period property situated in Urmston town centre. This attractive period terrace property benefits from attractive accommodation which comprises; entrance vestibule, a generously sized living room, a spacious dining room and a modern fitted kitchen complete with a host of wall and base units with contrasting worksurfaces and a range of integrated appliances including a dishwasher and fridge/freezer. To the first floor there are two well proportioned bedrooms and a contemporary four piece bathroom with a separate shower cubicle. Externally to the rear, a beautifully appointed enclosed courtyard can be found with ample space for a table and chairs during those summer months. This property is warmed by an annually serviced gas central heating system, benefits from a full electrical re-wire in 2019 and is fully uPVC double glazed. This property is situated in a convenient location within walking distance of the centre of Urmston 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. We expect this property to be popular and thus an internal inspection comes highly recommended.











## Features

- Two double bedrooms
- Mid period terrace
- Central Urmston location
- Gas central heating
- uPVC Double Glazing
- Ideal first home
- Modern fitted kitchen
- Two reception rooms
- Contemporary bathroom
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? Yes but pre purchase

How old is the boiler and when was it last inspected? Gas central heating - annually serviced

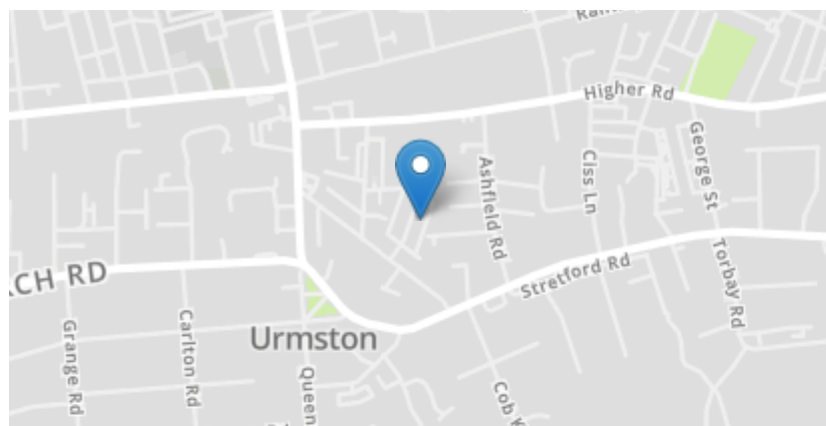
When was the property last rewired? Full re-wire in 2019

Which way does the garden face? South East facing rear garden

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

Reasons for sale of property? Upsize and change of location

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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