



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2024  
**TOP 500**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

BALFOUR ROAD  
URMSTON

£325,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Balfour Road, Urmston, M41 5SU

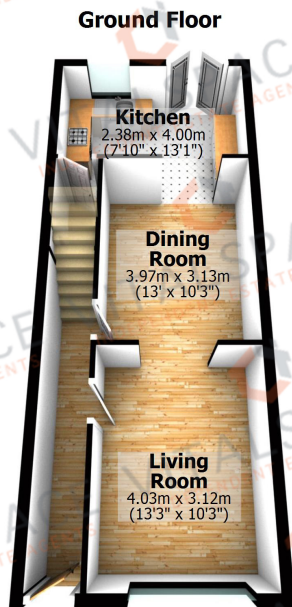
**\*\*CONVERTED LOFT ROOM\*\*** - **\*\*LARGE REAR GARDEN\*\*** - **\*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer to the sales market this impressively presented, deceptively spacious THREE BEDROOM period mid terrace property situated on a secluded Urmston cul-de-sac just off Princess Road. Arranged over four floors, the well presented accommodation comprises; a welcoming entrance hallway, a generously sized living room which opens into a well proportioned dining room which provides ample space for a large dining table and chairs. 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 high gloss wall and base units with contrasting worksurfaces above alongside ample space for a host of appliances. A useful storage cellar accessed via the kitchen and provides dry storage space. To the first floor, a shaped landing provides entry into two well proportioned double bedrooms alongside a three piece bathroom with a feature freestanding bath and shower above. 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 further bedroom or home office. Externally, as mentioned, this property is positioned on a quiet cul-de-sac with a cobble set 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 a part walled, part timber fenced boundaries. Further benefits of this attractive family home include gas central heating, uPVC double glazing and the location being 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.











## Features

- Three bedrooms
- Period mid terrace
- Gas central heating
- South facing rear garden
- Modern extended kitchen
- Arranged over four floors
- Useful storage cellar
- Traditional bathroom
- Quiet Urmston cul-de-sac
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since November 2015

When was the roof last replaced? Kitchen flat roof refelted in 2022

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

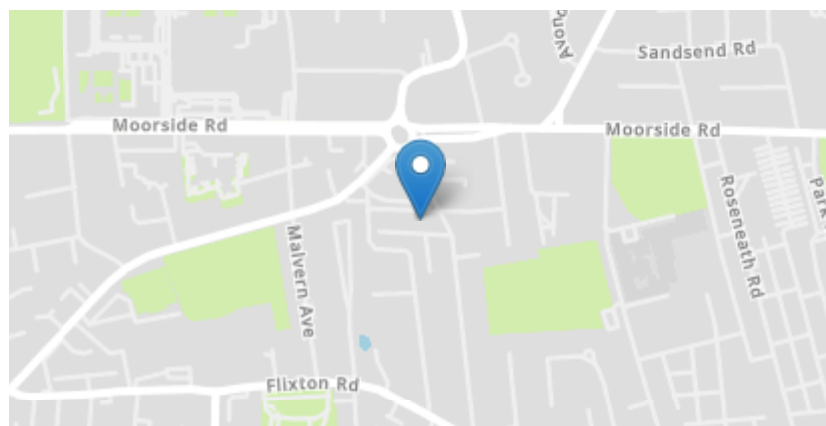
When was the property last rewired? Partially (2015)

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built?  
Kitchen - pre purchase

Reasons for sale of property? Upsize

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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