



BALFOUR ROAD  
URMSTON

£285,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- E



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Balfour Road, Urmston, M41 5SU

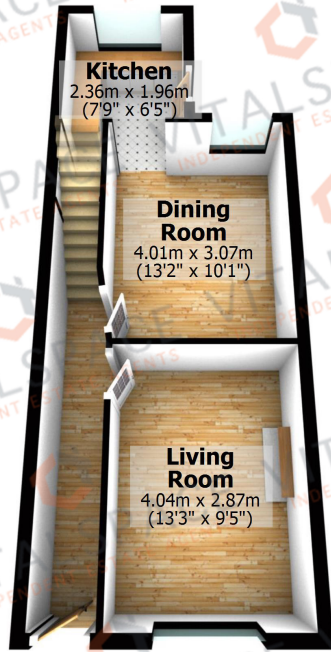
**\*\*NO ONWARD CHAIN\*\*** - Located just a short walk from Urmston town centre, VITALSPACE ESTATE AGENTS are pleased to bring to the rental market this two double bedroom mid terrace property positioned on a quiet Urmston cul-de-sac just off Princess Road. Arranged over four floors, the well presented accommodation comprises; a welcoming entrance hallway, a spacious living room, a good sized dining room and a contemporary fitted kitchen. To the first floor, a shaped landing provides entry into two well proportioned double bedrooms and a three piece. There is the also the added benefit of a single chamber storage cellar. Externally to the front there is a pleasant walled garden whilst to the rear, a generously sized mainly lawned garden can be found alongside a paved patio area. 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.







### Ground Floor



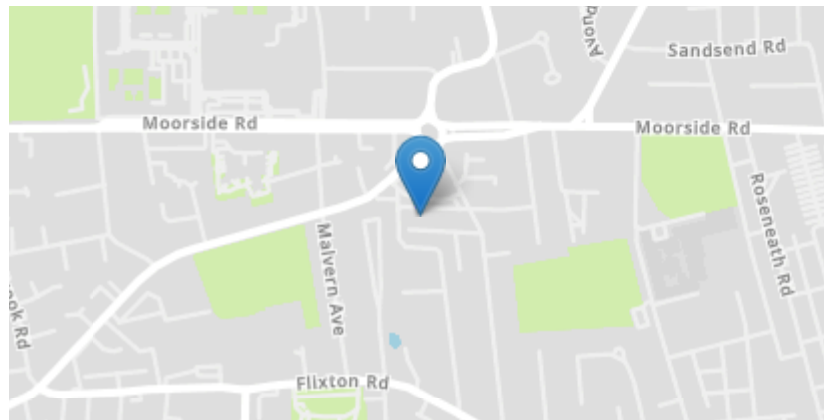
### First Floor



## Features

- Two double bedrooms
- Mid terrace property
- Central Urmston location
- Large rear garden
- Gas central heating
- No onward chain
- South facing rear garden
- Quiet Urmston cul-de-sac
- Ideal first home
- Viewing recommended

## Frequently Asked Questions



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>		72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.