



HAMPTON ROAD  
URMSTON

£275,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 NO CHAIN



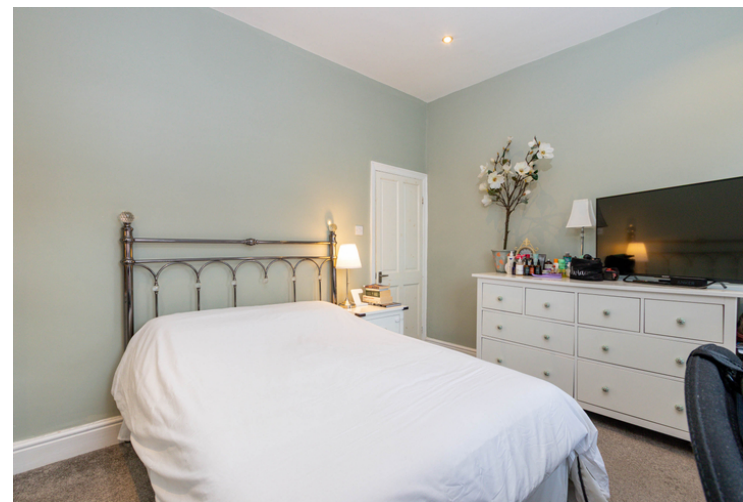
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



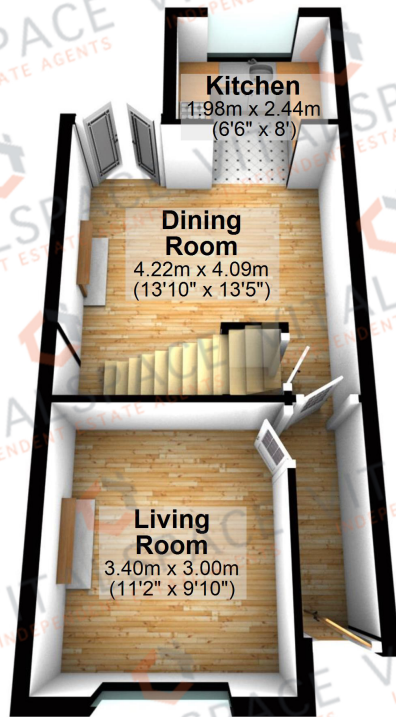
# Hampton Road, Urmston, M41 9AL

**\*\*VIDEO TOUR\*\* - \*\*SUPERB CONDITION THROUGHOUT\*\* -**  
VITALSPACE ESTATE AGENTS are delighted to offer for sale this stunning TWO DOUBLE BEDROOM end terrace period property situated in Urmston town centre. In brief, the attractive recently refurbished accommodation comprises; welcoming entrance hallway, a generously sized living room, a spacious dining room with an attractive exposed brick chimney breast. The dining room opens into a recently fitted modern high gloss kitchen complete with a host of wall and base units with contrasting worksurfaces. To the first floor, a shaped landing provides entry into two well proportioned bedrooms and a contemporary four piece bathroom with a feature roll top bath and a separate corner shower cubicle. Externally to the rear, a beautifully appointed part gravel, part decked courtyard can be found with ample space for a table and chairs during those summer months. This property is warmed by gas central heating, updated electrics and is fully uPVC double glazed. An immaculately presented period home located in 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. Contact VitalSpace Estate Agents for further information.

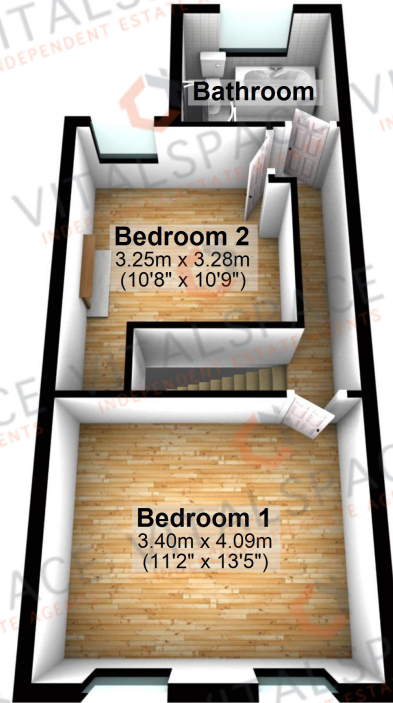




## Ground Floor



## First Floor



## Features

- Two double bedrooms
- End terrace property
- Gas central heating
- uPVC Double Glazing
- Modern high gloss kitchen
- Central Urmston location
- Walk into Urmston
- Close to amenities
- Enclosed private courtyard
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 7 years

When was the roof last replaced? Reroof replaced in 2019

How old is the boiler and when was it last inspected? Gas central heating - Serviced 2025

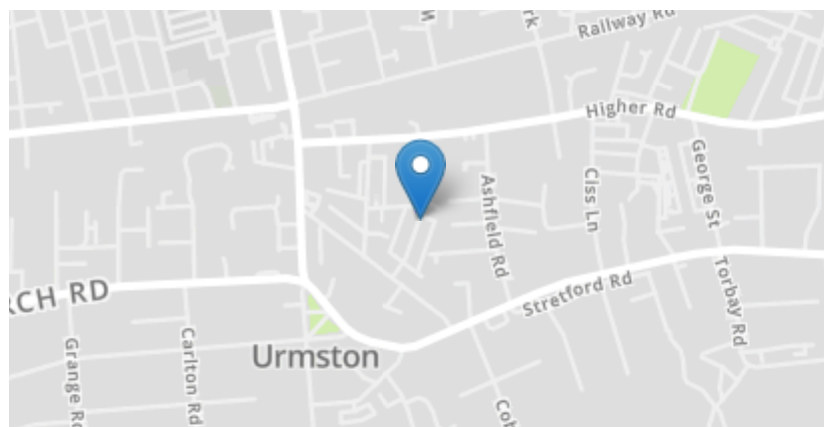
When was the property last rewired? Yes, 2018 - previous owner

Which way does the garden face? East facing rear garden

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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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