



Balfour Road
Urmston
M41 5SU

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

49 Balfour Road
Urmston
Trafford
M41 5SU



£315,000

NO ONGOING VENDOR CHAIN A well presented two double bedroom terraced property situated in a popular and sought after cul-de-sac location off Princess Road. Within easy reach of local amenities, Urmston Town Centre and within walking distance of well regarded primary and secondary school options including Urmston Grammar & Flixton Girls School. Two separate reception rooms. Well appointed family bathroom. Enclosed rear garden. Must be viewed to be appreciated. Freehold. Virtual Tour Available. Approx 724 sq ft.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Laminate flooring to match throughout the ground floor. Radiator.

Lounge

With a double glazed window to the front. Radiator. Meter cupboard. Laminate flooring.

Dining Room

With a double glazed window to the rear. Laminate flooring. Radiator, Open to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Gas hob with extractor above and built in oven. Space for a fridge/freezer and plumbing for a washing machine. Double glazed window to the rear and exit door to the rear garden.

TO THE FIRST FLOOR

Landing

With a radiator and loft access point.

Bedroom (1)

With a radiator and two double glazed windows to front.

Bedroom (2)

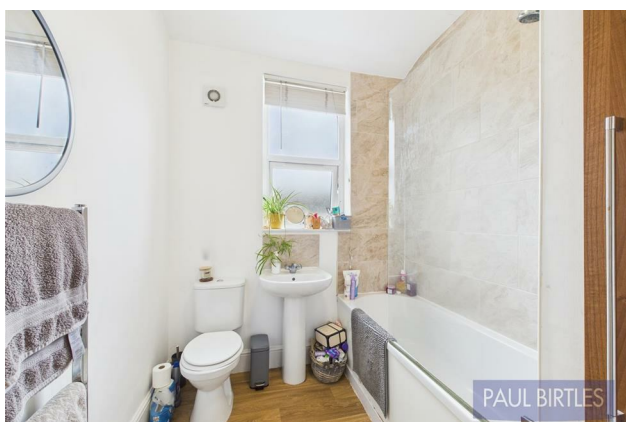
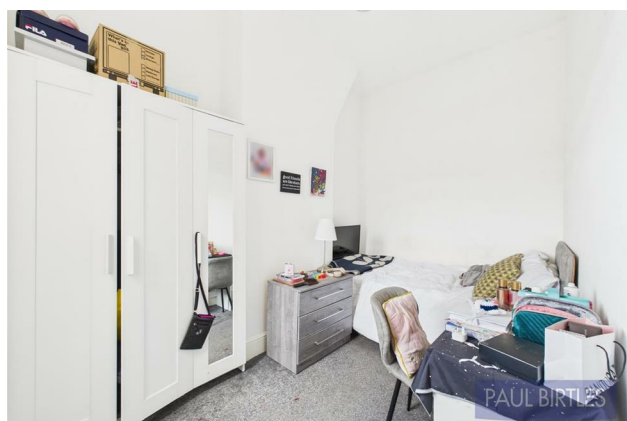
With a double glazed window to the rear. Radiator.

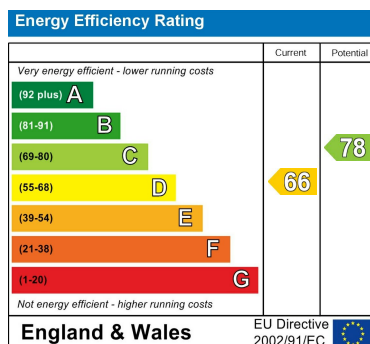
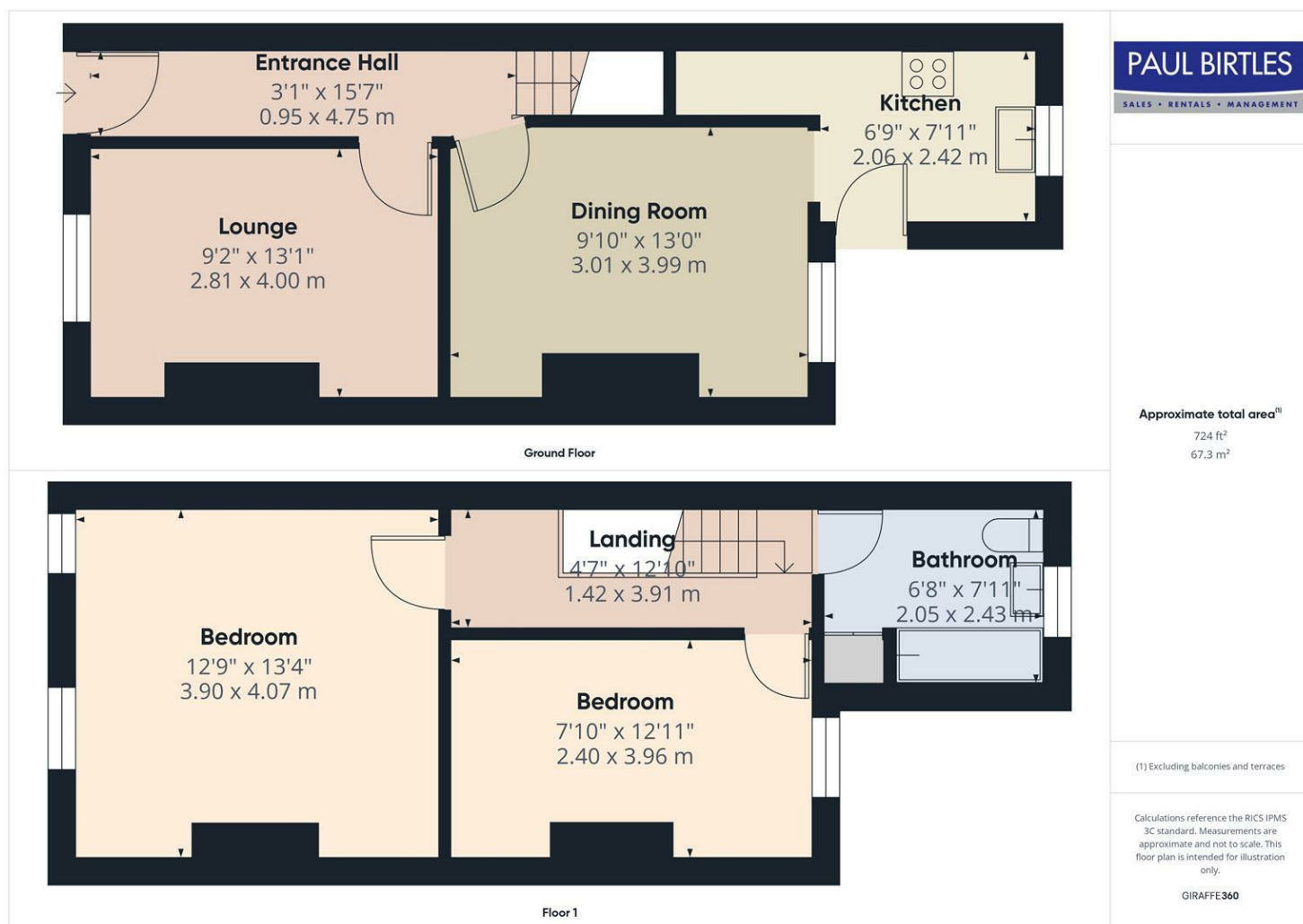
Bathroom

With a three-piece white suite comprising panelled bath, pedestal wash and basin and low level WC. Tiled areas. Extractor fan. Chrome ladder radiator. Linen/storage cupboard off where the 'Worcester' combination gas central heating boiler is located. A shower is installed over the bath with an anti-splash screen fitted.

Outside

To The front is a garden forecourt area. To the rear is an enclosed garden, mainly lawned. Attached brick storage. Rear access gate.





Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

