



## 47 Balfour Road Urmston Manchester M41 5SU

### £275,000

NO CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this two bedroom extended mid terrace situated on the peaceful Balfour Road. In brief the accommodation comprises spacious lounge, dining room, extended kitchen, shaped landing, the two well proportioned bedrooms & three piece shower room. The property is double glazed & warmed by gas central heating. Externally to the front of the property there is an ornate garden with pathway to the front door. To the southerly facing rear there is a mainly lawned garden with central pathway. Ideally placed to enjoy the ever growing amenities, access to the well regarded schools & Trafford General Hospital. To book your viewing call the team at HOME.

- No vendor chain
- Dining room
- Southerly facing rear garden
- Gas central heated
- Extended two bedroom mid terrace
- Extended kitchen
- Cul de sac location
- Lounge
- Three piece shower room
- Convenient for amenities

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**Living room 13'1" x 9'5" (4.00m x 2.88m )**

Double glazed door to the front and double glazed window to the front. Original coved ceiling and two radiators.

**Dining room 14'0" x 9'5" (4.27m x 2.88m)**

Feature fireplace, Radiator. Open through to the kitchen. Understairs storage cupboard.

**Extended kitchen 14'0" x 13'0" (4.27m x 3.98m )**

Double glazed window to the rear and double glazed door leading to the rear garden. A range of fitted wall and base units with a rolled edged worktop over. Display cabinets and shelving. Incorporating a single unit sink with mixer tap. Splash tiling and radiator.

**Shaped landing**

**Bedroom one 13'0" x 13'0" (3.97m x 3.98m )**

Two double glazed windows to the front and radiator. A range of built in wardrobes with ample hanging and shelving space.

**Bedroom two 8'11" x 12'10" (2.74m x 3.92m )**

Double glazed window to the rear. A range of built in wardrobes with ample hanging and shelving space.

**Shower room**

Double glazed window to the rear and

radiator. A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment and wooden effect flooring.

**Externally**

To the front of the property there is an ornate garden with pathway to the front door. To the southerly facing rear there is a mainly lawned garden with central pathway. There is a garden shed.

**Tenure**

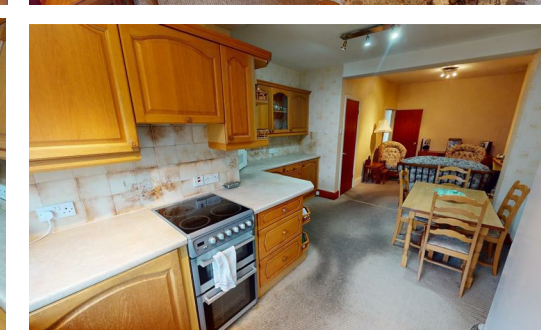
The property is freehold with a chief rent of £5.00 payable annually.

**Council tax**

The property is council tax band B.

**Property disclaimer**

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmoston - 04331861 Stretford - 08259553



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### Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 84.2 sq. metres (906.8 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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