



**Balmoral Road**  
Urmston  
M41 6HN

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT

2 Balmoral Road  
Urmston  
Trafford  
M41 6HN



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Offers Over £525,000

**\*NO ONGOING VENDOR CHAIN\*** A rare opportunity locally to acquire a three bedroom semi-detached bungalow, presented in excellent condition throughout. Spacious flexible accommodation of approx 1228 sq ft to included a detached brick garage. Lounge and open plan kitchen/diner. Useful utility room. Beautifully appointed shower room/WC. Occupying an excellent sized corner position with off road parking on two driveways. Garden areas to the front, side and rear offering excellent privacy. Must be viewed to be appreciated. Situated within easy reach of local amenities, shops and transport links. Virtual Tour Available.

### Porch

With a radiator. Double glazed window to the side elevation. Tiled flooring and spotlighting.

### Entrance Hall

With wood laminate flooring, bespoke built in meter cupboard and radiator.

### Lounge

With a double glazed window to the front and side elevation. Radiator. A coal effect gas fire is set within a feature fireplace with marble hearth and surround.

### Open Plan Kitchen/Diner

The kitchen is well fitted with a range of base and wall cupboard units and working surfaces incorporating and one and a half bowl sink unit with mixer tap. Neff induction hob and Bosch oven/grill with extractor fan. Integrated dishwasher. Space for an American style fridge/freezer. Spotlighting. Radiator in the dining area and double glazed patio doors lead out to the rear. Door off to:

### Utility Room

With a range of base and wall cupboard units and working surface incorporating a single drainer stainless steel sink unit with mixer tap. Tiled areas. Plumbing for a washer. Double glazed window to the rear and exit door to the side elevation. Cupboard off where the combination gas central heating boiler is located.

### Shower Room/WC

A beautifully appointed shower room with large walk-in shower, low level WC and vanity wash hand basin. Contemporary tiling to walls and flooring. Spotlighting and extractor fan. Two double glazed windows to the side elevation. Chrome ladder radiator.

### Bedroom (1)

With a double glazed window to the rear. Built in storage cupboard. Radiator.

### Bedroom (2)

With a double glazed window to the front elevation. Radiator. Built in wardrobe/storage off.

### Bedroom (3)

With a double glazed window to the front elevation. Radiator.

### Outside

The property has excellent off road parking facilities with a driveway to the front and a further driveway accessed off Church Road. The driveway off Church Road gives access to a detached brick garage with double door with power and light laid on. There are lawned gardens to the side and rear with patio area and mature borders offering excellent privacy.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 09/05/1955, subject to an annual ground rent of £5.50.





Ground Floor Building 1



Ground Floor Building 2

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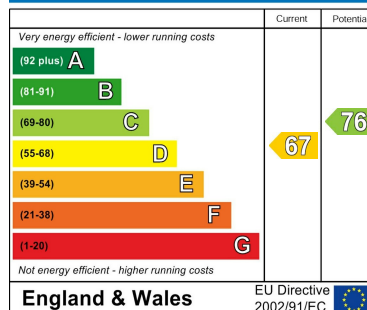
Approximate total area<sup>(1)</sup>  
1228 ft<sup>2</sup>  
114.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

#### Energy Efficiency Rating



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.

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