



HAMPTON ROAD
URMSTON

£240,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Hampton Road, Urmston, M41 9AL

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this deceptively spacious **TWO DOUBLE BEDROOM** mid terrace period property situated in Urmston town centre. Requiring minor modernisation, the spacious accommodation comprises: entrance vestibule, a generously sized dining room, a good sized living room and a fitted kitchen. To the first floor there are two well proportioned bedrooms and a contemporary three piece bathroom with a shower over bath combination. Externally to the rear, a beautifully appointed enclosed courtyard can be found with ample space for a table and chairs during those summer months. This property is warmed by gas central heating and is fully uPVC double glazed. This property is situated in a convenient location within walking distance of 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. Offered for sale with no onward chain, an internal inspection comes highly recommended.





Features

- Two double bedrooms
- Mid terrace property
- No onward chain
- Gas central heating
- uPVC double glazing
- Walk into Urmston
- Scope to update
- Enclosed rear courtyard
- Two reception rooms
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2002

When was the roof last replaced? Unknown

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

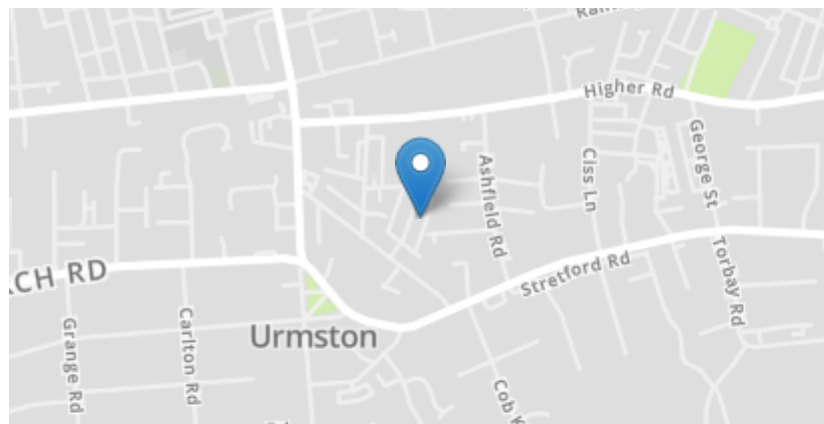
When was the property last rewired? EICR certificate in place

Which way does the garden face? West facing rear garden

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

Reasons for sale of property? Sale of buy to let

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 90 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 70 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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