



ALBERT AVENUE  
URMSTON

OFFERS OVER

£240,000

2 BEDROOMS

1 BATHROOM

2 RECEPTIONS

EPC GRADE:- D



VITALSPACE  
INDEPENDENT ESTATE AGENTS

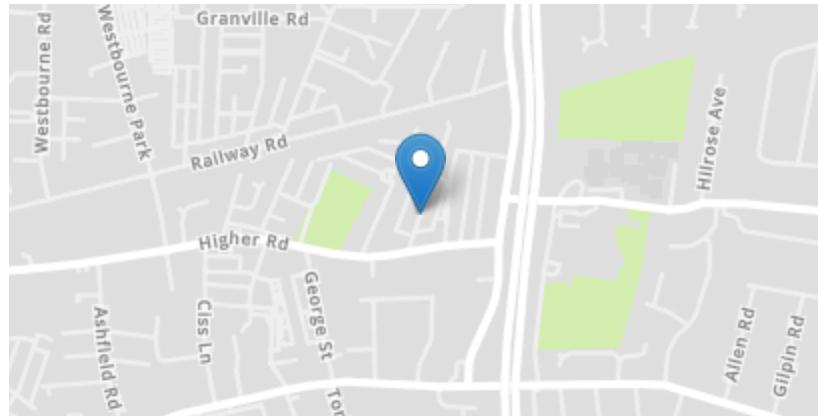


# Albert Avenue, Urmston, M41 9BE

**\*\*PERFECT FIRST TIME PURCHASE\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this beautifully presented mid terraced period property, situated in a popular residential area and only a short distance from Urmston town centre. The property has been upgraded in recent years and is present in a move in condition, ideal for any first time buyer. In further detail, this desirable property briefly comprises; a welcoming entrance hallway, a well proportioned dining room, a spacious living room and a contemporary fitted kitchen with a range of white high gloss units. To the first floor, there are two well proportioned bedrooms and a fitted three piece bathroom suite. To the rear is a lovely sunny West facing paved courtyard garden can be found which is not directly overlooked and provides a suitable space for alfresco dining. Situated in a highly convenient location just moments from Urmston town centre, this property enjoys easy access to an excellent range of local amenities including independent shops, bars, restaurants and highly regarded schools such as Urmston Grammar. Urmston train station is also within walking distance, providing superb commuter links. An internal inspection is essential to fully appreciate the space, quality and character on offer. Contact VitalSpace Estate Agents today for further information or to arrange a viewing.







VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Features

- Two bedrooms
- Mid period terrace
- Two reception rooms
- Excellent first home
- Enclosed courtyard garden
- Walk into Urmston
- Gas central heating
- uPVC double glazing
- 63 Sqm / 678 Sqft
- Viewing highly recommended

## Frequently Asked Questions

How long have you owned the property for? 8 years

When was the roof last replaced? Not during ownership

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

When was the property last rewired? Not during ownership

Which way does the courtyard face? West facing rear courtyard

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	86
EU Directive 2002/91/EC			

Tel: 0161 747 7807

Email: [sales@vitalspace.co.uk](mailto:sales@vitalspace.co.uk)

Web: [www.vitalspace.co.uk](http://www.vitalspace.co.uk)

22 Flixton Road, Urmston,  
Manchester, M41 5AA