



## BARTON AVENUE URMSTON

OFFERS OVER

# £365,000



3 BEDROOMS



1 BATHROOM



2 RECEPTIONS



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Barton Avenue, Urmston, M41 5PS

**\*\*VIDEO TOUR\*\* - \*\*QUIET CUL-DE-SAC\*\* - VITALSPACE ESTATE AGENTS** are proud to present this beautifully appointed THREE BEDROOM mid terrace period residence, discreetly positioned within a quiet cul-de-sac just off Princess Road. Located only moments from Urmston town centre, this exceptional home effortlessly blends timeless period character with a refined contemporary finish. The property is approached via a welcoming entrance hallway, showcasing striking Minton-style tiled flooring that immediately sets a tone of quality and elegance. The ground floor offers two generous and distinct reception rooms, providing versatile living and entertaining spaces. To the rear, a stylishly designed dining kitchen offers space for a range cooker and enjoys direct access to the rear garden, creating a seamless connection between indoor and outdoor living. The first floor reveals three well-proportioned bedrooms, complemented by a beautifully finished family bathroom fitted with a sleek white three-piece suite. Externally, the property benefits from a thoughtfully designed, low maintenance rear garden featuring a patio seating area and artificial lawn, ideal for alfresco dining. A charming walled front garden further enhances the home's kerb appeal. Perfectly positioned, the property is within easy walking distance of Urmston town centre, highly regarded local schools and the train station. An internal inspection is highly recommended to fully appreciate the space, character and quality of this impressive home. For further information or to arrange a private viewing, please contact VitalSpace Estate Agents.











## Features

- Three bedrooms
- Mid period terrace
- Stylish dining kitchen
- Quiet cul-de-sac location
- Contemporary tiled bathroom
- Two reception rooms
- Useful storage cellar
- 98 Sqm / 1055 Sqft
- Walk into Urmston
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 5 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 2026

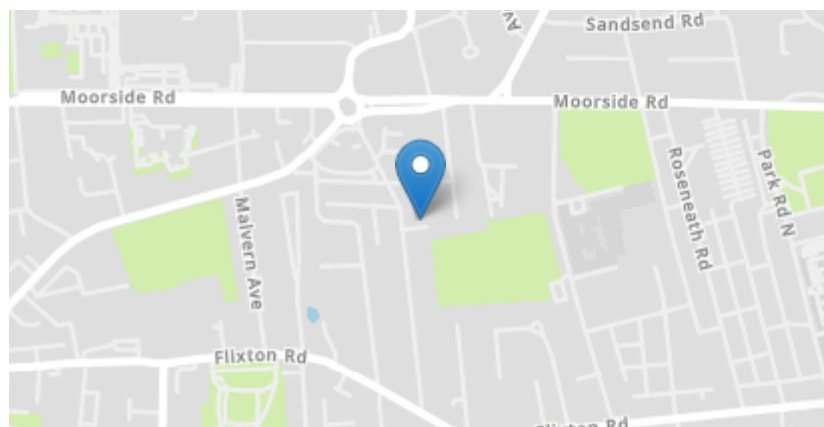
When was the property last rewired? No

Which way does the garden face? North facing rear garden

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

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