



BALMAIN ROAD
URMSTON

OFFERS OVER

£700,000



4 BEDROOMS



2 BATHROOMS



3 RECEPTIONS



EPC GRADE- A



VITALSPACE
INDEPENDENT ESTATE AGENTS

Balmain Road, Urmston, M41 5TR

VIDEO TOUR - VITALSPACE ESTATE AGENTS are delighted to offer for sale this immaculately presented, recently constructed FOUR DOUBLE BEDROOM detached property, ideally located within easy reach of Urmston town centre. Built in 2016, this modern family home has been finished to an exceptional standard throughout and offers spacious, energy efficient living ideal for contemporary family life. Upon entering the property, you are greeted by a bright and welcoming hallway, setting the tone for the stylish interior beyond. The ground floor features a generous living room, perfect for relaxation, and a stunning open plan kitchen and dining area, the true heart of the home. This sociable space benefits from sleek, modern units, ample storage, and impressive bi-fold doors that flood the room with natural light and provide seamless access to the south facing rear garden. Additional ground floor features include a convenient downstairs WC, a separate utility room, and an integral garage. Upstairs, the property offers four well-proportioned double bedrooms. The principal bedroom benefits from its own contemporary ensuite shower room, while the remaining bedrooms are served by a luxurious four piece family bathroom, complete with a separate bath and walk in shower. Built with efficiency in mind, this home boasts an EPC rating of Grade A, underfloor heating, and owned solar panels, making it as economical as it is comfortable. Externally, the rear garden enjoys a sunny southerly aspect and has been beautifully landscaped to include a paved patio area for dining and entertaining, with a lawned section ideal for children or pets. To the front, a paved driveway provides ample off-road parking for multiple vehicles. Located within walking distance of highly regarded local schools, including Urmston Grammar School and just minutes from the motorway network, this is a prime opportunity for families and professionals alike. Urmston's vibrant town centre, with its excellent selection of shops, services, and eateries, is also close at hand. Contact VitalSpace Estate Agents today to arrange your internal viewing of this outstanding home.







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

- Four double bedrooms
- Detached family residence
- Master bedroom with en-suite
- Built in 2016
- South Facing Garden
- 146 Sqm / 1572 Sqft
- Utility and downstairs WC
- Highly sought after location
- Underfloor heating throughout
- Solar panels - EPC rating A
- Utility & downstairs WC
- Energy efficient / low running costs

Frequently Asked Questions

How long have you owned the property for? 8 years

When was the roof last replaced? New in 2016

How old is the boiler and when was it last inspected? Gas central heating inspected in 2024

When was the property last rewired? 2016

Which way does the garden face? South facing rear garden

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

Reasons for sale of property? Relocating

If you would like to submit an offer on this property, please

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22 Flixton Road, Urmston,
Manchester, M41 5AA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	97	97
(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		EU Directive 2002/91/EC	

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