



PRINCESS ROAD
URMSTON

£350,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Princess Road, Urmston, M41 5SS

****VIDEO TOUR** - **IMMACULATELY PRESENTED** - VITALSPACE ESTATE AGENTS** are privileged to offer for sale this stunning **THREE BEDROOM** bay fronted period mid terrace family home. This attractive property has been lovingly restored by our current clients and benefits from a regularly serviced gas central heating system, updated electrics and uPVC double glazing throughout. In brief, the spacious accommodation comprises; a warm and welcoming entrance hallway, a spacious bay fronted living room, a good sized dining room, a modern fitted breakfast kitchen and a utility room. Stairs lead down from the kitchen into a useful single chamber cellar. To the first floor a shaped landing provides entry into three generously sized bedrooms and a white three piece bathroom. Externally the property offers well tended gardens to the front and rear with open aspect views over local school playing fields. This attractive period home is situated in a convenient location just a short distance from 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. An internal inspection is essential to appreciate the space and character available. Contact VitalSpace Estate Agents for further information or to arrange an viewing appointment.







Features

- Three Bedrooms
- Period mid terrace
- Gas central heating
- Enclosed rear garden
- Overlooking school fields
- Central Urmston location
- Useful storage cellar
- Walk into Urmston
- Immaculate condition
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since 2019

When was the roof last replaced? Replaced in 2008 / 2009

How old is the boiler and when was it last inspected? Combi boiler - Last serviced December 2024

Which way does the garden face? East facing rear garden

Updated electric consumer unit in 2016

Boarded loft space with lighting and a pull down ladder

New carpets in the hallway and landing in 2018

Reasons for sale of property? Moving in with partner - upsize

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		69
(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		

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.