



53 Balfour Road Urmston Manchester M41 5SU

Offers over £399,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this three double bedroom extended end terrace which is being sold with no vendor chain. If you are looking for space be sure to book your viewing as this property is far bigger than many will expect. IN brief the accommodation comprises large lounge, modern fitted kitchen, utility room/home office, garage, shaped landing, the three well proportioned bedrooms, three piece shower room & additional two piece bathroom. There is even a useful converted loft space which has created an additional two rooms. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a driveway providing ample off road parking. To the rear there is a southerly facing paved patio with pathway around an artificial lawned garden. Perfectly placed for the ever growing amenities of the area, transport links & the popular schools. To book your viewing call the team at HOME.

- Three double bedrooms
- Useful converted loft
- Large lounge
- Modern kitchen
- Home office/utility room
- Large garage
- Workshop/garage
- Shower room
- Bathroom
- Southerly facing rear garden



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Lounge 26'1 x 13'0 (7.95m x 3.96m)

uPVC double glazed door to the front and uPVC double glazed window to the front. Feature fire surround with matching back and hearth housing a remote control electric fire. Coved ceiling, dad rail and stairs to the first floor. Fitted breakfast bar and two radiators.

Breakfast kitchen 12'7 x 7'5 (3.84m x 2.26m)

Two uPVC double glazed windows to the rear and uPVC double glazed window to the side. A range of high gloss fitted wall and base units with a black granite worktop over. Incorporating a single unit undermounted sink with mixer tap. Integrated hob, oven and extractor fan. Integrated dishwasher. Space for other appliances. Splash tiling, plinth decorative lighting and wood flooring. Contemporary radiator.

Utility room/homeoffice 6'9 x 12'11 (2.06m x 3.94m)

uPVC double glazed window to the rear and uPVC double glazed door leading to the rear garden. Radiator and door leading to the garage.

Shaped landing 13'3 x 13'1 (4.04m x 3.99m)

uPVC double glazed window to the rear. Coved ceiling and two radiators. Stairs leading to the loft rooms. Built in storage cupboard.

Bedroom one 13'1 x 13'6 (3.99m x 4.11m)

Two uPVC double glazed windows to the front, feature lighting and radiator. A range of fitted wardrobes with ample hanging and shelving space. Fitted overbed storage cabinets.

Bedroom two 9'10 x 8'10 (3.00m x 2.69m)

uPVC double glazed window to the side, coved ceiling and radiator. A range of built in wardrobes with ample hanging and shelving space.

Bedroom three 10'3 x 13'5 (3.12m x 4.09m)

Two uPVC double glazed windows to the front, coved ceiling and radiator.

Walk in wardrobe 5'6 x 6'3 (1.68m x 1.91m)

Fitted with racking and shelving space.

Shower room 6'9 x 8'1 (2.06m x 2.46m)

A three piece suite comprises low level WC, wash hand basin and shower room. Tiling to compliment, shaver point and radiator.

Bathroom 7'0 x 10'0 (2.13m x 3.05m)

uPVC double glazed opaque window to the side and radiator. A two piece suite comprises vanity wash hand basin and large whirlpool bath. Tiling to compliment and coved ceiling.

Converted loft - room 1 23'1 x 13'3 (7.04m x 4.04m)

Velux window. Storage into the eaves.

Converted loft - room 2 13'8 x 23'1 (4.17m x 7.04m)

uPVC double glazed window to the side and Velux window. Radiator.

Garage 19'8 x 12'11 (5.99m x 3.94m)

Remote control garage door. Single unit sink. Power and lighting. Radiator.

Workshop/garage 26'2 x 8'11 (7.98m x 2.72m)

Offering a variety of uses. Power and lighting.

Externally

To the front there is a driveway providing ample off road parking. To the rear there is a southerly facing paved patio with pathway around an artificial lawned garden.

Tenure

The property is Freehold.

Council tax

The property is council tax band C.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.

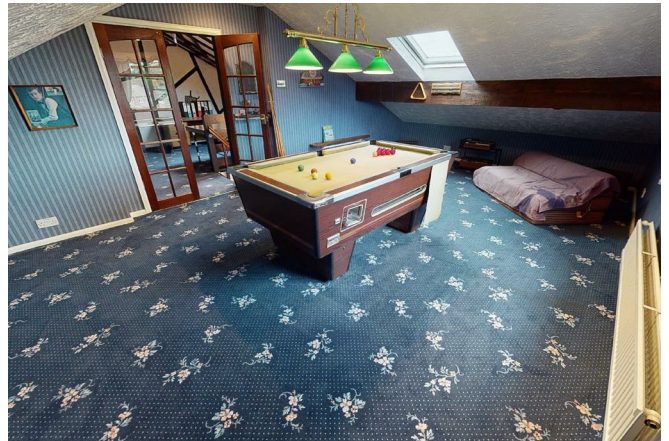
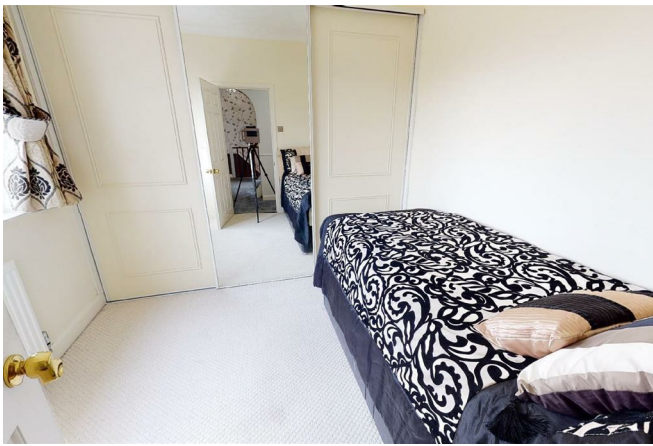


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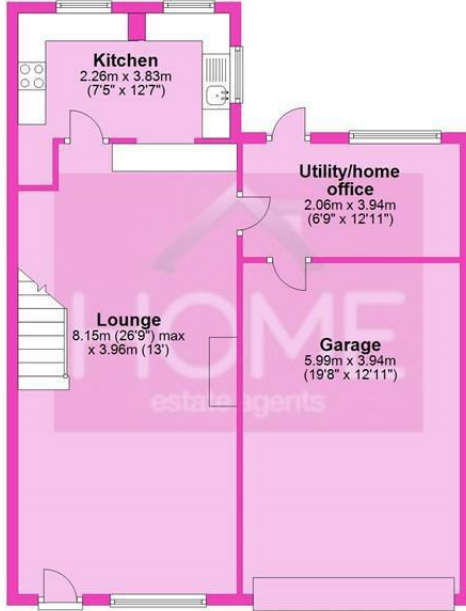
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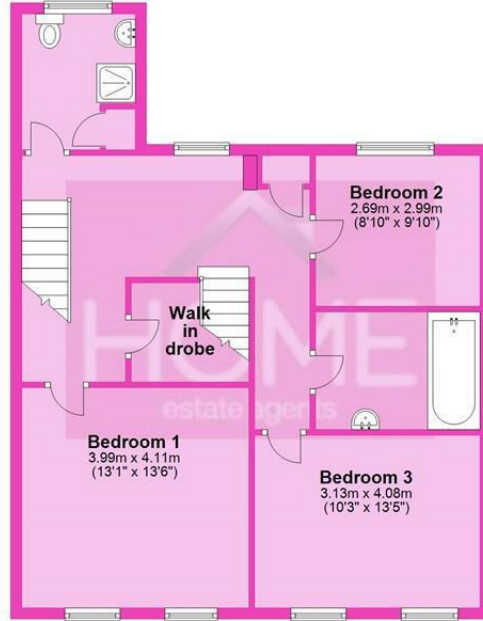
Ground Floor

Approx. 75.5 sq. metres (812.7 sq. feet)



First Floor

Approx. 73.2 sq. metres (787.8 sq. feet)



Second Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



Total area: approx. 207.1 sq. metres (2229.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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