



Stretford Road
Urmston
M41 9NU

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 1, 300
Stretford Road
Urmston
M41 9NU



£185,000

DROP YOUR BAGS AND MOVE IN A stunning one bedroom ground floor apartment. Refurbished in recent times. Open plan kitchen/dining/living space. Fully fitted kitchen with high quality integrated appliances. Beautifully appointed shower room/WC. Double bedroom with fitted wardrobes. Well positioned within the development. Situated in a most convenient location and within easy reach of both Urmston and Stretford town centres. Local transport links and access to motorway network close at hand. Approx 456 sq ft. Must be viewed to be appreciated. Virtual Tour Available. No ongoing vendor chain.

Entrance Hall

Door entry control point. HIVE thermostat. Radiator. Storage cupboard off.

Double Bedroom

With a double glazed window to the front elevation. Radiator. Excellent range of fitted wardrobes and storage. USB sockets.

Shower Room/WC

Recently refurbished shower room with walk-in shower enclosure with herringbone shower panels and rainfall shower. Low level WC. Pedestal wash and basin with tiled splashback. Radiator. Double glazed window to the side elevation. Extractor fan.

Open Plan Lounge/Kitchen/Dining

The kitchen area is fully fitted with an excellent range of base and wall cupboard units and Quartz working surfaces incorporating an inset sink unit with mixer tap. Bosch gas hob with extractor above. Built-in oven. Integrated appliances comprise slimline Bosch dishwasher, Neff fridge/freezer and Bosch washer/dryer. Cupboard off where the ideal combination gas central heating boiler is located. Double glazed window to the front elevation.

The living area has a wall mounted fitted electric fire. Two radiators. USB sockets. Virgin Media installed.

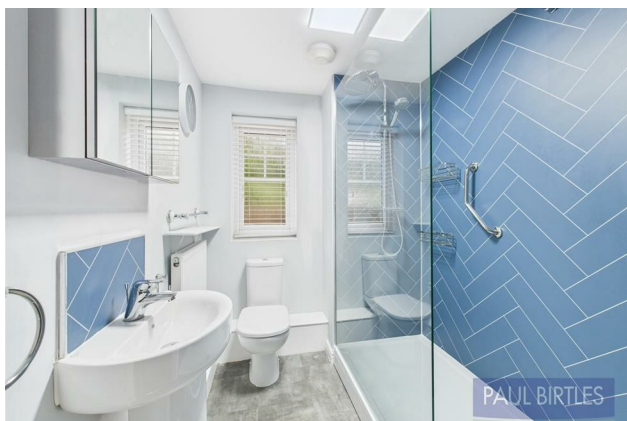
Outside

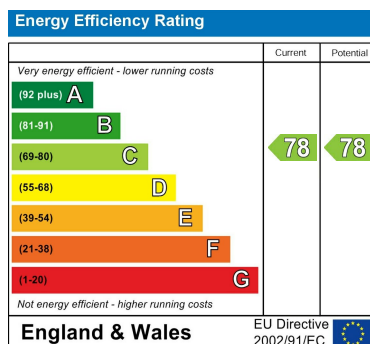
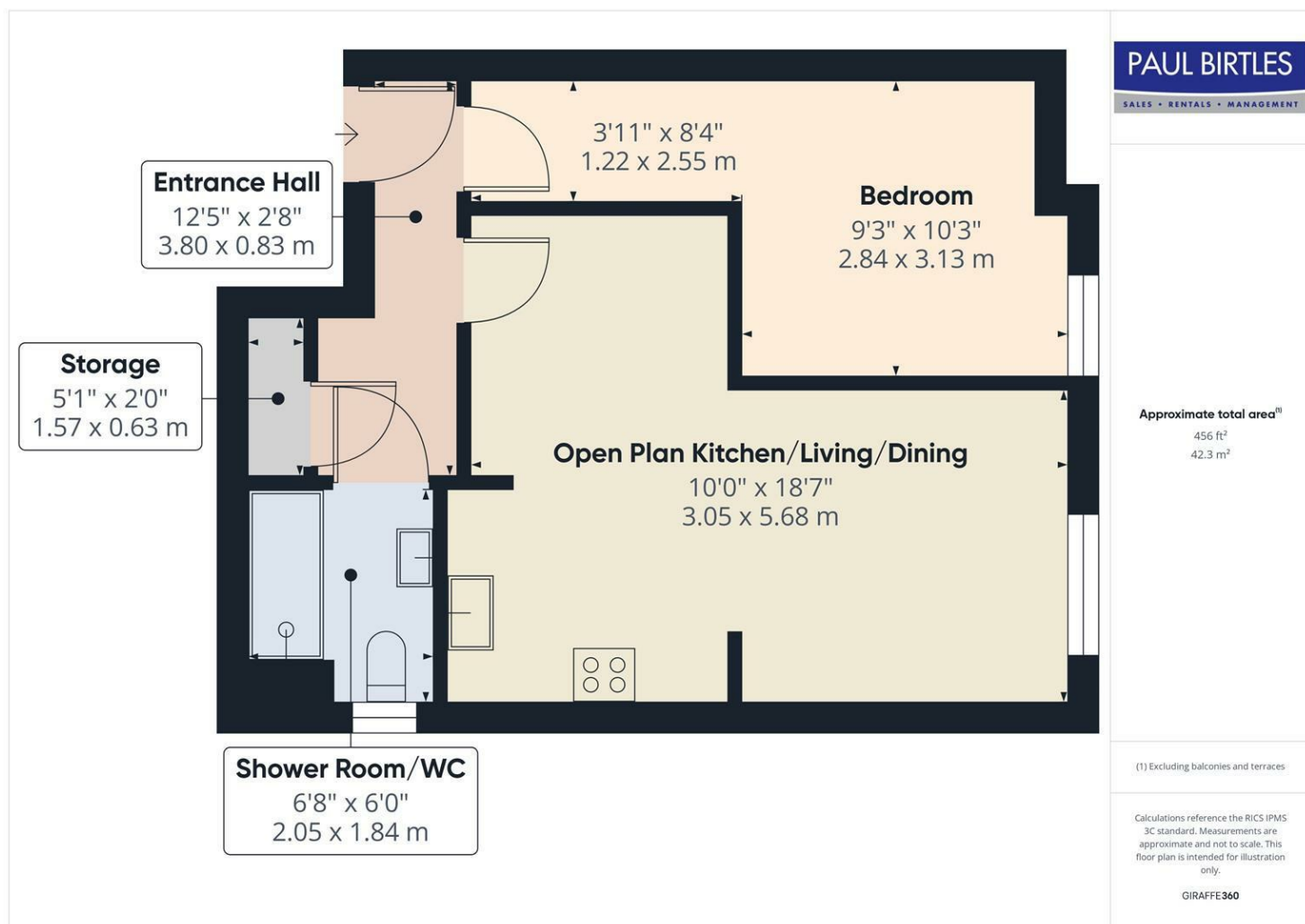
Allocated parking space to the front. Additional visitor spaces available.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 125 years from 07/07/2014.

We are advised by the seller that there is a service charge payable of £78.09 pcm (£937.09 per annum) and an annual ground rent of £227.





Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

