



PAUL BIRTLES

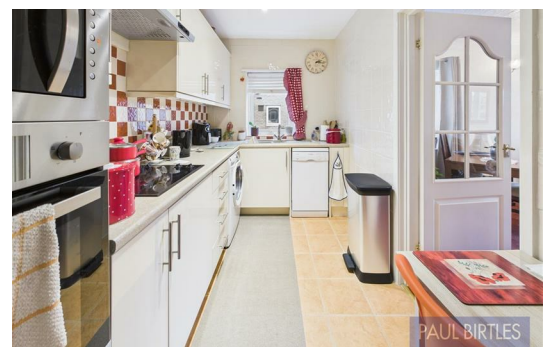
SALES • RENTALS • MANAGEMENT



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Harcourt Close
Manchester
M41 9NB

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28 Harcourt Close
Urmston
Manchester
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£199,950

A WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT Situated in a highly regarded development that's within easy reach of the facilities available within Urmston Town Centre. Underfloor heating and double glazing. Good sized lounge with pleasant views across the gardens. Fitted kitchen with integrated appliances. Shower room/WC. Set within well tended, communal grounds with gated parking and rented garages, subject to application and availability. Leasehold for the residue of 999 years from 11/06/1982. Has to be viewed to be appreciated.

Entrance Hall

With a substantial cloaks/storage area off.

Lounge/Dining Room

With double glazed windows to two elevations and an access door to:

Kitchen

With a single drainer sink unit with a mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled decor, double glazed window and appliances comprise washing machine, dishwasher and fridge/freezer.

Bedroom (1)

With a double glazed window and a range of fitted wardrobes/storage space.

Bedroom (2)

With a double glazed window and a useful built-in wardrobe/storage cupboard.

Shower Room/WC

With a walk-in shower compartment, wash hand basin and low-level WC. There are fitted storage cupboards, an extractor fan and tiled decor. There's a large walk-in linen/storage cupboard off.

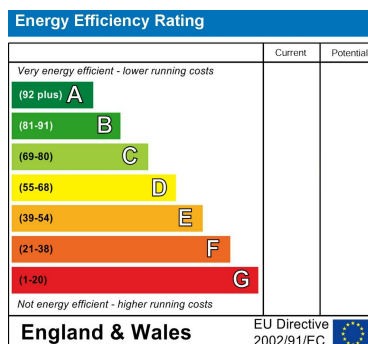
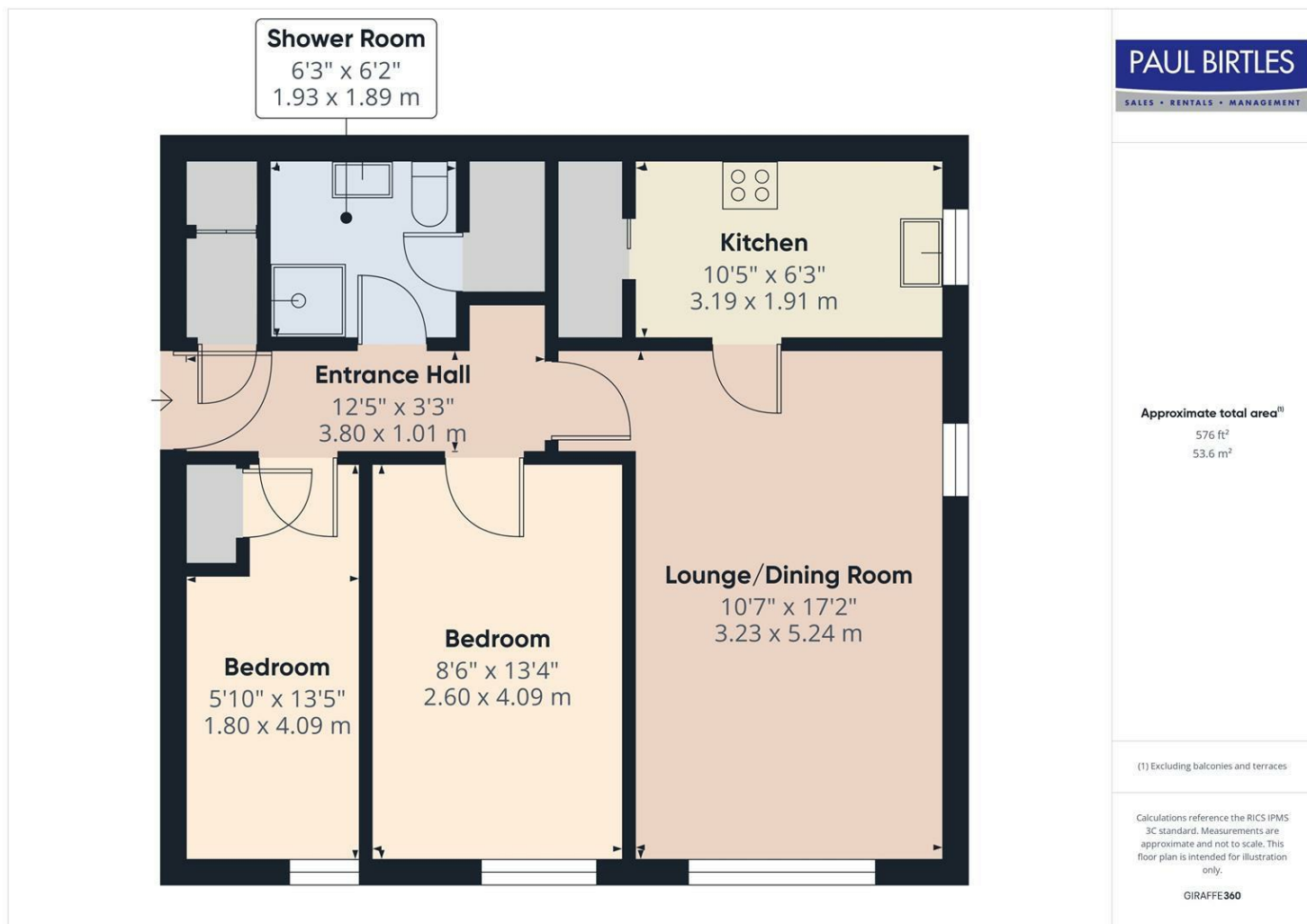
Outside

The development is located within well tended communal grounds that incorporate gated parking facilities and garages that are available on a rental basis, subject to application and availability.

Additional Information

A service charge is payable. We're informed this is set at £150 per calendar month.





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

