

TRADING PLACES ●

£118,995

The Locks, Forebay Drive, Irlam, M44



 2
Bedrooms

 1
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
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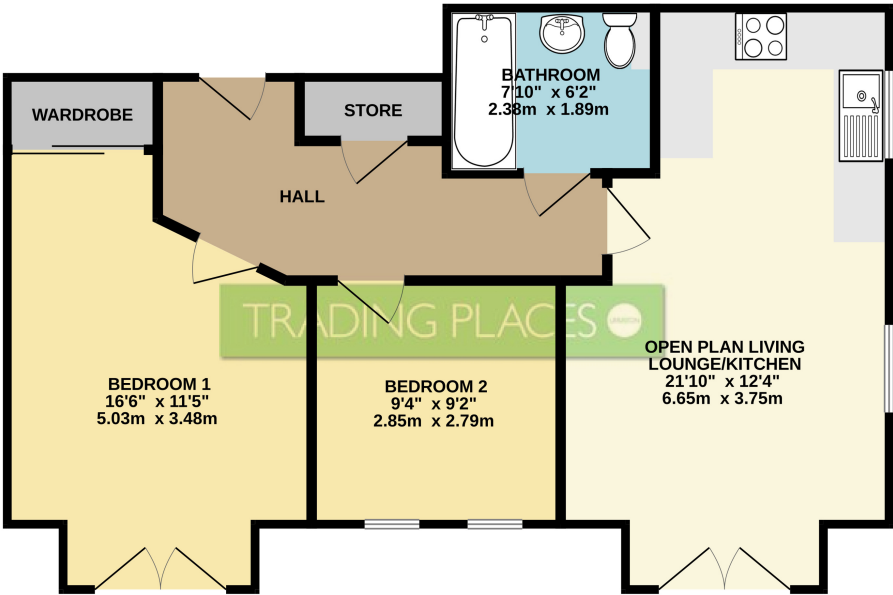
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GREAT FIRST TIME BUY OR INVESTMENT OPPORTUNITY!! This delightful apartment is located on the TOP FLOOR. It has TWO LARGE DOUBLE BEDROOMS, you have a spacious entrance hallway with cylinder and storage cupboard, an ideal place to hide your coats and shoes, a light and airy living and dining area with an open plan kitchen offering bundles of space. There are two bedrooms, which are both great sized doubles and the main benefits from built in storage, along with a well sized bathroom with a three piece suite and good storage space. In summary this apartment is well maintained, roomy, and in a sought after location with brilliant views.

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	79
(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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