

TRADING PLACES

£199,950
Harcourt Close, Urmston, M41



 2
Bedrooms

 1
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022

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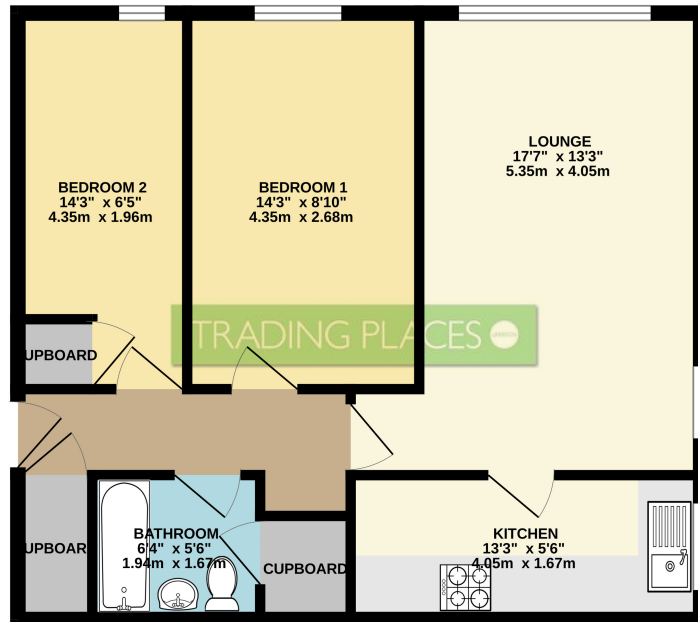


****STUNNING VIEWS OVER URMSTON MEADOWS**** - TRADING PLACES are delighted to offer for sale this well presented TOP FLOOR TWO BEDROOM APARTMENT situated within a quiet Urmston cul-de-sac offering beautiful communal grounds plus residents and visitor parking. Located close to a range of local amenities and public transport links this well presented apartment is well worth viewing. In brief the well proportioned accommodation comprises; entrance hallway with excellent storage cupboards, two good sized bedrooms, a contemporary three piece white bathroom, a spacious living/dining room and a modern fitted kitchen. The property is warmed by way of electric heating and is newly double glazed throughout. Due to the presentation and location of the property we advise an early viewing. A conveniently located, well presented property ideal for any homeowner. No Chain.

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GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.4 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 for 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
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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