



 2
Bedrooms

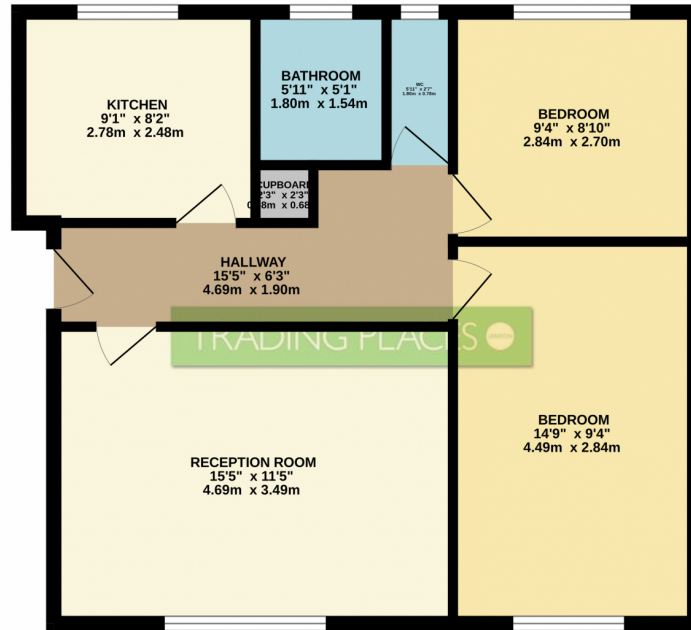
 1
Bathroom





****NO ONWARD CHAIN**** Trading Places are delighted to offer to market this well presented two bedroom second floor apartment. The property briefly comprises of an entrance hall, lounge, two double bedrooms, a modern kitchen and separate bathroom and W/C. Communal parking to the side of the building and a private brick shed. Walking distance into Urmston town centre and a two minute walk from Flixton train station!

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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.
Made with Metropix 10/2014

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	78
(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	

Address: Urmston, M41 5GS

