

Legwood Court, Off Flixton Road
Urmston
M41 5BQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

19 Legwood Court
Off Flixton Road
Urmston
Trafford
M41 5BQ



Entrance Hall

With a radiator. Decorative panelling. Laminate flooring. Storage cupboard off.

Double Bedroom

With a range of fitted wardrobes. Radiator.

Bathroom

With a suite comprising corner panelled bath, pedestal wash hand basin and low level WC. Tiled splashbacks. Radiator. Extractor fan.

Lounge/Dining Room

With a double glazed bay window to the rear elevation. Radiator. Laminate flooring. Open to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single stainless steel sink unit with mixer tap. Gas hob with extractor canopy above. Built in oven. Tiled splashbacks. Double glazed window to the rear elevation. Plumbing for a washer. Wall mounted 'Worcester' combination gas central heating boiler.

Outside

The development is set within communal grounds with parking facilities adjacent.

Additional Information

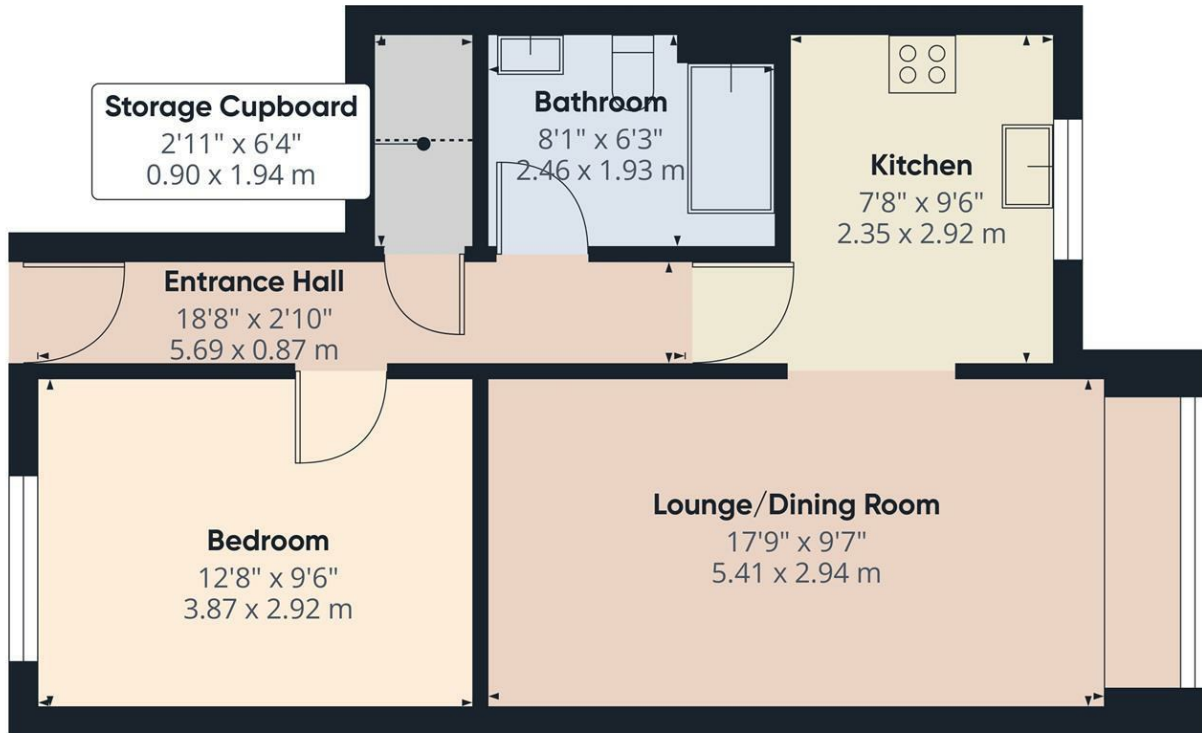
The tenure of the property is LEASEHOLD for the residue of 125 years from 29/09/1984, subject to a ground rent payable of £35 per annum.

A service charge if payable of £261 per quarter.

£192,500

OCCUPYING A MOST CONVENIENT LOCATION WITHIN EASY REACH OF THE TOWN CENTRE FACILITIES A spacious one bedroom ground floor apartment with its' own entrance door. Excellent sized lounge/dining room open to kitchen. Well presented accommodation. Gas central heating system-combination boiler. Double glazed windows. A popular and well regarded development locally. Communal gardens and parking areas. Southerly rear aspect. Approx 513 sq ft. Must be viewed to be appreciated. Virtual Tour Available.





Approximate total area⁽¹⁾
513 ft²
47.7 m²

Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

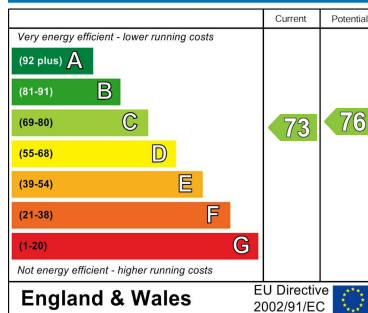
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating



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.

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