

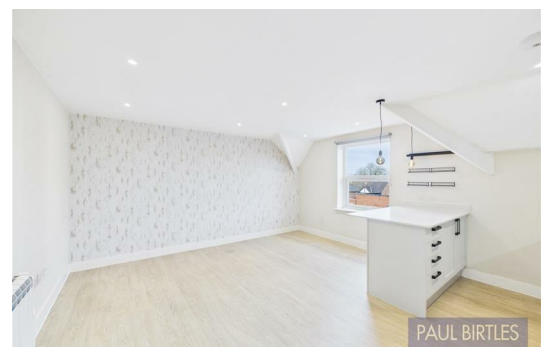


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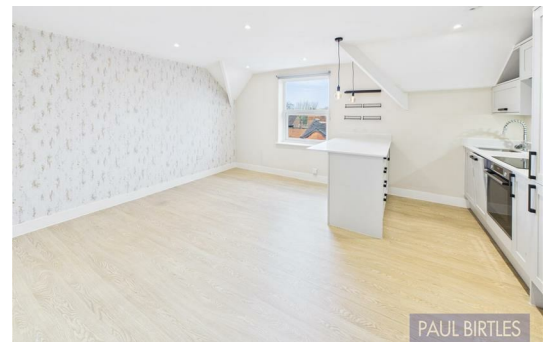
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22-24 Station Road  
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Trafford  
M41 9JN



## Offers Over £165,000

**\*TOWN CENTRE LIVING - IDEAL FIRST TIME BUY OR BUY-TO-LET INVESTMENT\*** A second floor two double bedroom apartment occupying a prime location in the heart of Urmston Town Centre. Refurbished in recent times with high quality fixtures and fittings. A small development of only five apartments. Superb open plan kitchen/living/dining space with Quartz working surfaces and integrated appliances. Approx 560 sq ft. Two double bedrooms. Beautifully appointed shower room/WC. Ideally positioned for all local amenities and a short stroll to Urmston Train Station. Electric heating with Rointe electric radiators. Internal inspection highly recommended. No ongoing vendor chain. Video door entry system. External bike store. Virtual Tour Available. Council Tax Band: A

### Ground Floor Entrance

With door entry code access point, meter cupboards and stairs off to the first and second floors.

### Entrance Hall

With LVT flooring. Rointe Kyros electric radiator. Spotlighting. Mains linked smoke alarm. Video door entry control unit.

### Bedroom (1)

With two double glazed windows to the front elevation. Laminate flooring. Rointe Kyros electric radiator. USB socket. TV point.

### Bedroom (2)

With a double glazed window to the front elevation. Laminate flooring. Rointe Kyros electric radiator.

### Shower Room/WC

With a large walk-in shower with rainfall shower, low level WC and wall hung vanity wash hand basin with storage space below. Wall mounted matte black ladder radiator. Shaver point. Spotlighting. Extractor fan. Tiled areas.

### Open Plan Living/Dining/Kitchen

The kitchen is fully fitted with an excellent range of base and wall cupboard units and quartz working surfaces incorporating an inset stainless steel sink unit with mixer tap. Bosch induction hob and Bosch oven with extractor canopy above. Quartz splashback. Prima integrated dishwasher. Integrated fridge/freezer. LVT flooring. Double glazed windows to the side elevation. Spotlighting/ Quartz breakfast bar facility with feature lighting above. Rointe Kyros electric radiator. TV point. Cupboard off with plumbing for a washer and water cylinder.

### Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 20/12/2018. The monthly service charge payable is £157.14. A ground rent is payable of £175 per annum.

Externally there is a bike store and recycling bin area.



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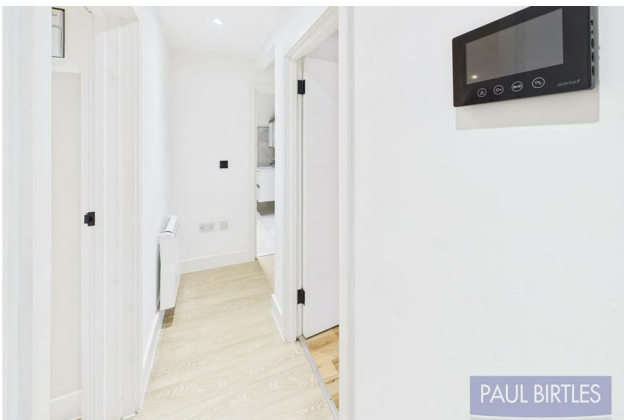
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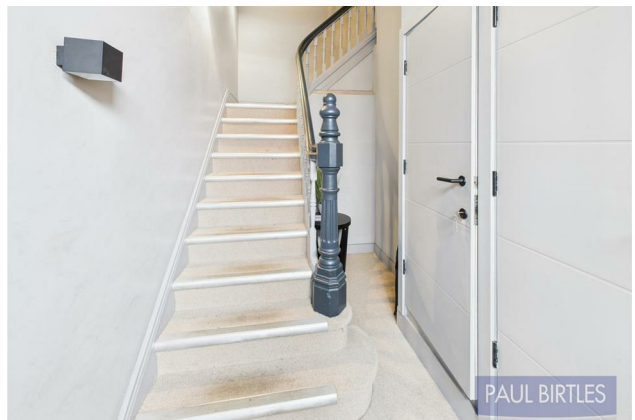
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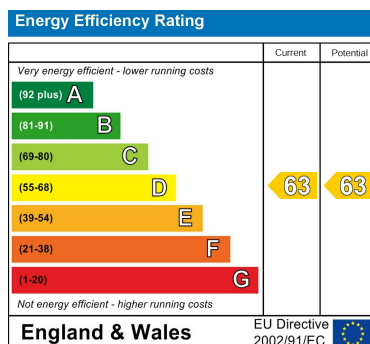
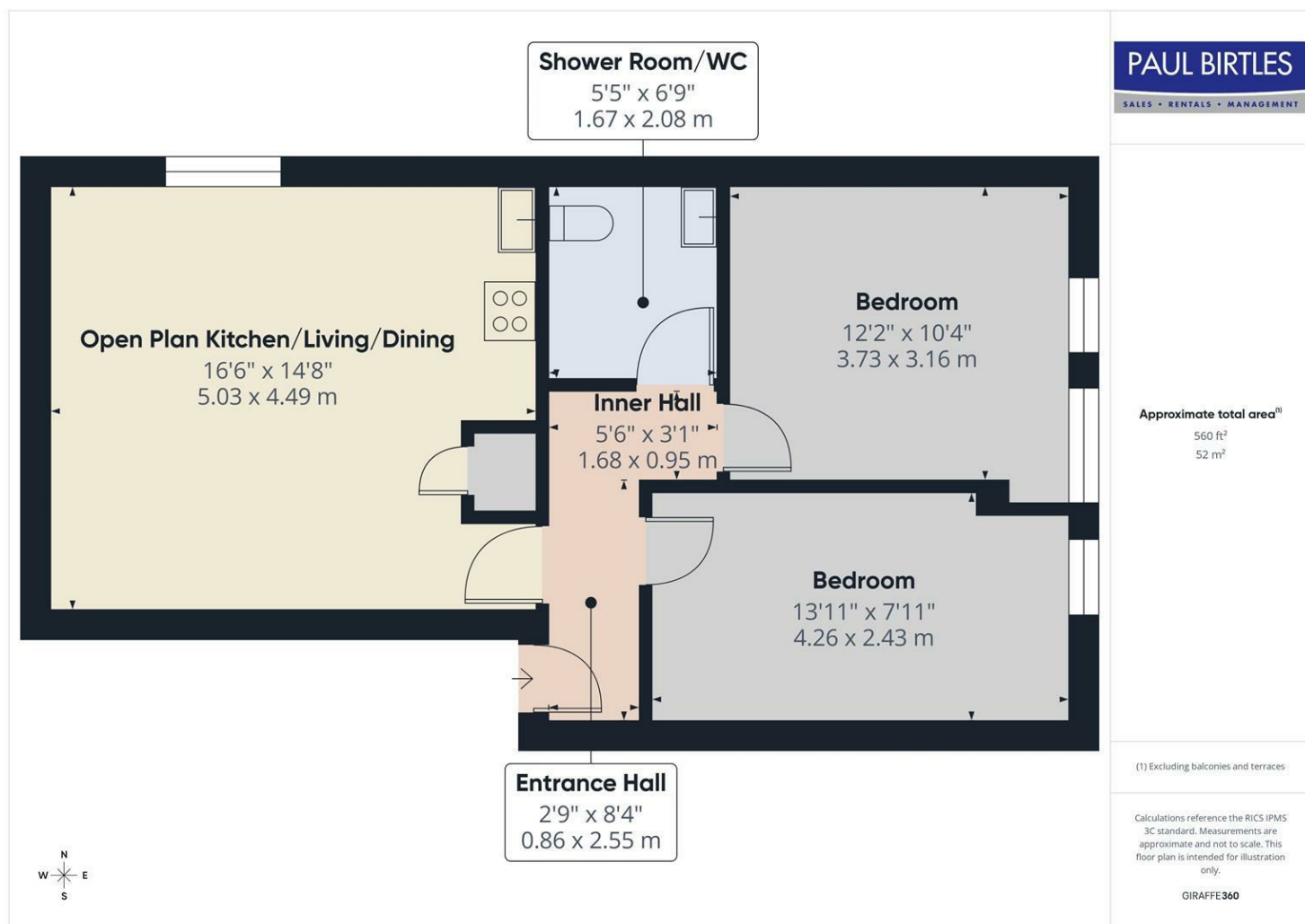


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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour 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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