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## 14 St. Clements Fold Urmston Manchester M41 9ST

### £139,950

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale as well appointed one double bedroom first floor apartment situated within the St Clements fold development. Ideally placed to enjoy the ever growing amenities of the area and transport links. In brief the property comprises welcoming hallway, lounge with Juliet balcony, fitted kitchen, three piece bathroom suite and the double bedroom. The property is warmed by electric storage heaters and is UPVC double glazed. Externally there are well maintained mainly lawned gardens along with ample off road parking for residents. An ideal first time by our investment. To book your viewing call the team at HOME.

- Ideal for Urmston town centre
- Fitted kitchen
- Communal gardens
- Moved in condition
- One double bedroom apartment
- Three piece bathroom
- Communal parking
- Lounge
- UPVC double glazed
- Superb investment

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### Hallway

Door from communal hallway. Electric storage heater.

### Lounge 11'2" x 14'7" (3.42m x 4.46m)

UPVC double glazed window to rear and UPVC double glazed French doors leading to the Juliet balcony. Electric storage heater.

### Kitchen 10'9 x 6'8 (3.28m x 2.03m)

A range of matching fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap and splash tiling. Integrated hob, oven and extractor fan. Space for other appliances. uPVC double glazed window to the front.

### Bedroom 12'8 x 11'3 (3.86m x 3.43m)

uPVC double glazed window to the front and electric storage heater. A range of fitted wardrobes with ample hanging and shelving space. Fitted dresser with drawers.

### Bathroom 5'10 x 6'4 (1.78m x 1.93m)

A three piece suite comprises low level WC, wash hand basin and bath with electric shower over. Tiling to compliment.

### Externally

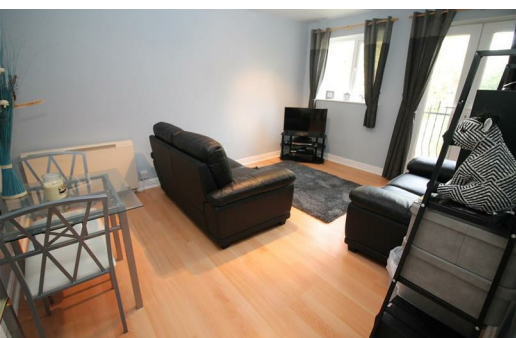
Externally there are mainly lawned communal garden and pathway giving access. There is ample off road parking for residents.

### Management information

We have been advised by our clients that the monthly management charge is £103pcm. This covers the maintenance of the communal areas externally and internally as well as the buildings insurance.

### Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Company Registration numbers Monston - 9262084 Urmston - 04331861 Stretford - 08259553





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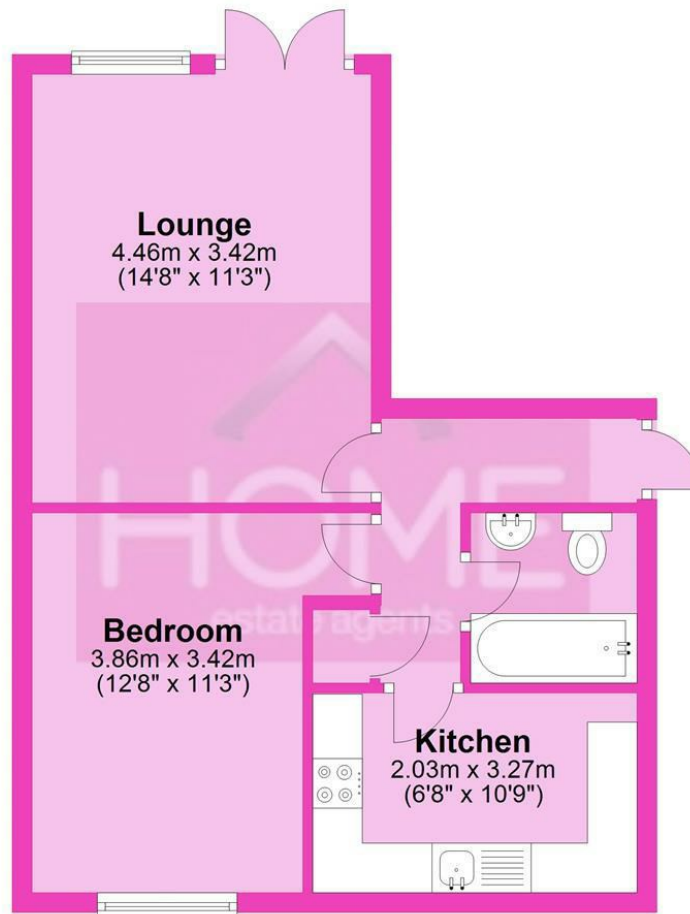
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## Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Total area: approx. 37.2 sq. metres (400.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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