

Urmston Office

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49 Eden Square Urmston Manchester M41 5ND

£650 PCM

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer to let this one bedroom, second floor apartment situated within the popular Eden Square. Ideally placed in the heart of Urmston town centre & let unfurnished. In brief the property comprises hallway, open plan lounge & kitchen, the double bedroom & a three piece modern bathroom suite. The property is warmed by electric heaters & is uPVC double glazed. There is a balcony which is not only private, but enjoys a sunny aspect. Perfectly placed for the town centre amenities & train station. Available November 2020. To book your viewing call the team at HOME.

- Let unfurnished
- Second floor apartment
- Three piece bathroom
- Available November 2020
- Town centre location
- Lifts to all floors
- Balcony
- Modern development
- Open plan lounge & kitchen
- Modern finish

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Hallway

With laminate flooring. Electric wall heater, door entry phone and substantial cupboard off with plumbing for a washer. Useful cloaks cupboard.

Open plan lounge & kitchen 13'7 x 12'7 (4.14m x 3.84m)

Incorporating a single stainless steel sink unit and a range of base and wall cupboard units and working surfaces. Integrated oven, hob and extractor. Laminate flooring, electric wall heater and double glazed sliding patio door out to the balcony.

Bedroom 11'1 x 9'3 (3.38m x 2.82m)

Range of fitted wardrobes and storage space. Double glazed picture window and electric wall heater.

Bathroom

With a white suite comprising panelled bath, wash hand basin and low level wc. Over the bath shower with an anti splash screen fitted. Ladder radiator, tiled area and mirror fitment. Extractor fan.

Externally

There is a balcony from the lounge which is southerly facing.



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Manton - 9262084 Urmston - 04331861 Stretford - 08259553



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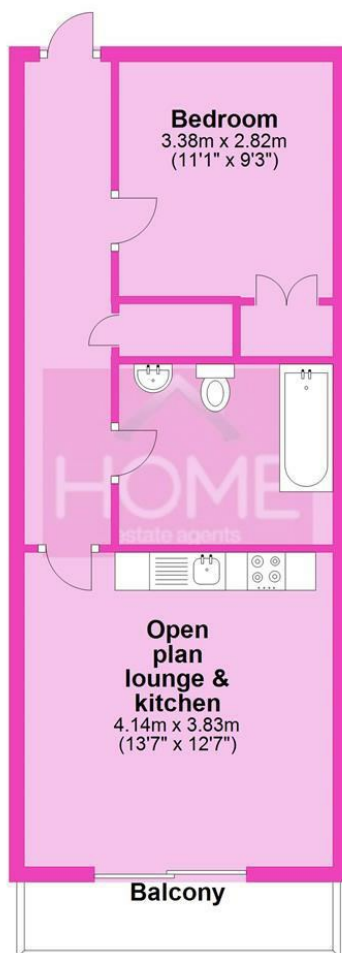
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Ground Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



Total area: approx. 41.4 sq. metres (445.5 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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