



## 4 Harcourt Close Urmston Manchester M41 9NB

### Offers over £149,999

GROUND FLOOR! HOME ESTATE AGENTS are delighted to offer for sale this two bedroom ground floor flat situated in the peaceful Harcourt Close. Overlooking the meadows to the rear & benefiting from being sold with no vendor chain. In brief the accommodation comprises hallway, lounge, fitted kitchen, three piece shower room & the two well proportioned bedrooms. The property is uPVC double glazed & is warmed by underfloor heating. Externally there are well maintained gardens along with resident parking. Subject to availability there is the option to let one of the garages located to the rear. Ideally placed for access into both Urmston & Stretford. To book your viewing call the team at HOME.

- NO VENDOR CHAIN!
- Spacious lounge
- Warmed by underfloor heating
- Communal gardens
- Ground floor
- Fitted kitchen
- uPVC double glazed
- Two bedrooms
- Shower room
- Resident parking

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### Hallway

Door from communal hallway. Storage cupboard.

### Lounge 17'11 x 10'7 (5.46m x 3.23m)

uPVC double glazed windows to the rear and the side. Television point.

### Kitchen 13'8 x 5'10 (4.17m x 1.78m )

A range of matching fitted wall and base units with a rolled edged worktop over. A one and a half unit sink with mixer tap and splash tiling. Space for appliances.

### Bedroom one 14'3 x 8'8 (4.34m x 2.64m)

uPVC double glazed window to the rear. A fitted wardrobe with ample hanging and shelving space.

### Bedroom two 14'8 x 6'0 (4.47m x 1.83m)

uPVC double glazed window to the rear.

### Shower room 8'11 x 5'10 (2.72m x 1.78m )

A three piece suite comprises low level WC, wash hand basin and walk in shower cubicle. Tiling to compliment.

### Externally

Externally there are well maintained gardens parking space for residents.

### Lease and management information

We have been advised that the monthly management fee is £65.00 and this figure includes 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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Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers: Monston - 9262084, Urmston - 04331861, Stretford - 08259553



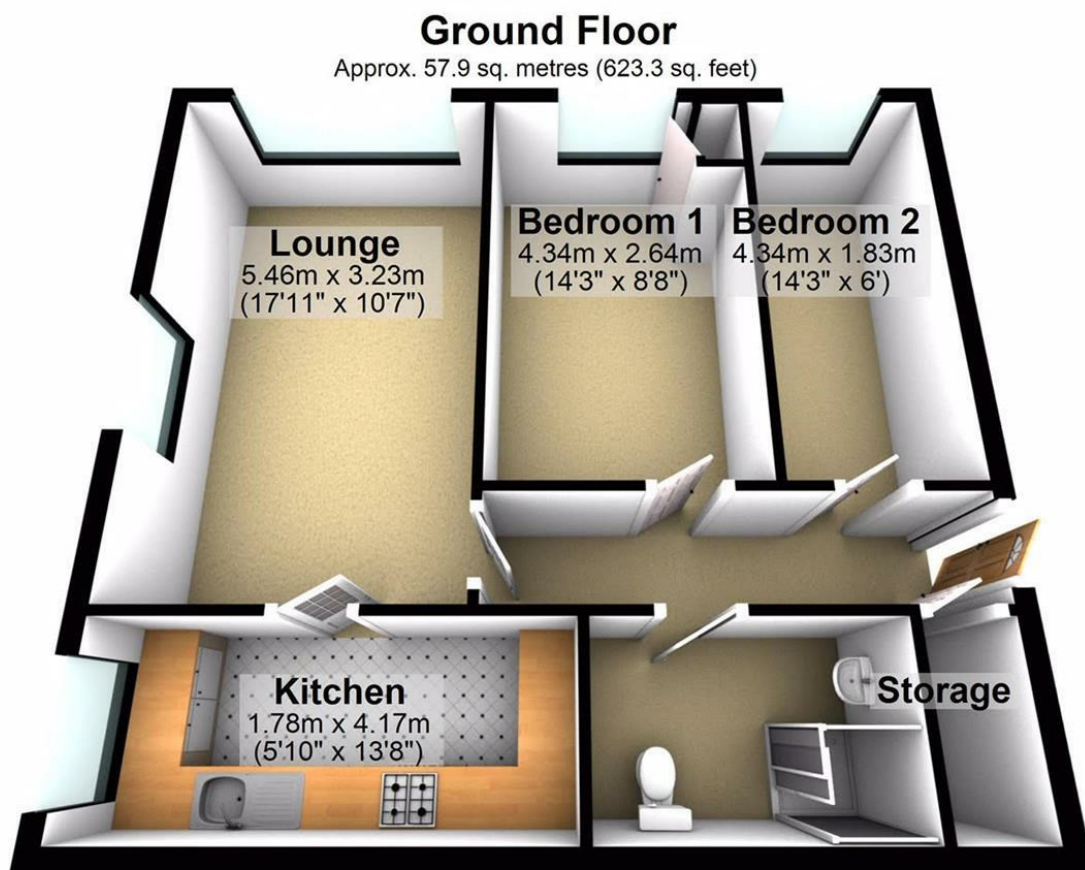


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Total area: approx. 57.9 sq. metres (623.3 sq. feet)

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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