

Urmston Office

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1 Crofts Bank Road, Urmston
M41 0TZ
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Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
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Monoton Office

0161 789 8383
222 Monoton Road, Monoton
M30 9LJ
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18 St. Clements Fold Urmston Manchester M41 9ST

Offers over £125,000

HOME ESTATE AGENTS are delighted to offer for sale this well presented & tastefully decorated one double bedroom first floor flat situated a short walk from Urmston town centre. Ideally placed for access to all of the areas growing amenities including the train station. The accommodation comprises hallway, lounge with Juliet balcony, fitted kitchen, three piece bathroom suite & the double bedroom. The property is warmed by electric storage heaters & is fully uPVC double glazed. Externally to the front there is ample off road parking whilst to the rear there is a mainly lawned communal garden. This great buy to let investment or first time buy is well worth viewing. To book your viewing call HOME on 0161 74712177.

- Great location
- Three Piece Bathroom Suite
- Communal Parking
- First floor
- uPVC double glazed
- Close to Urmston Town Centre
- One Bedroom First Floor Flat
- Communal Gardens
- Great buy to let investment



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HALLWAY

Electric wall heater.

LOUNGE 15'07 x 11'21 (4.75m x 3.35m)

UPVC double glazed window to rear. Television point. Electric wall storage heater.

BATHROOM

Bath. WC. Pedestal wash hand basin. Wall tiling to compliment.

KITCHEN 10'73 x 5'76 (3.05m x 1.52m)

UPVC double glazed window to front. A range of fitted wall and base units. Rolled edge worktops. splash wall tiling.

OUTSIDE

Externally to the front there is ample off road parking whilst to the rear there is a mainly lawned communal garden. To book your viewing call HOME on 01617471177.

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 Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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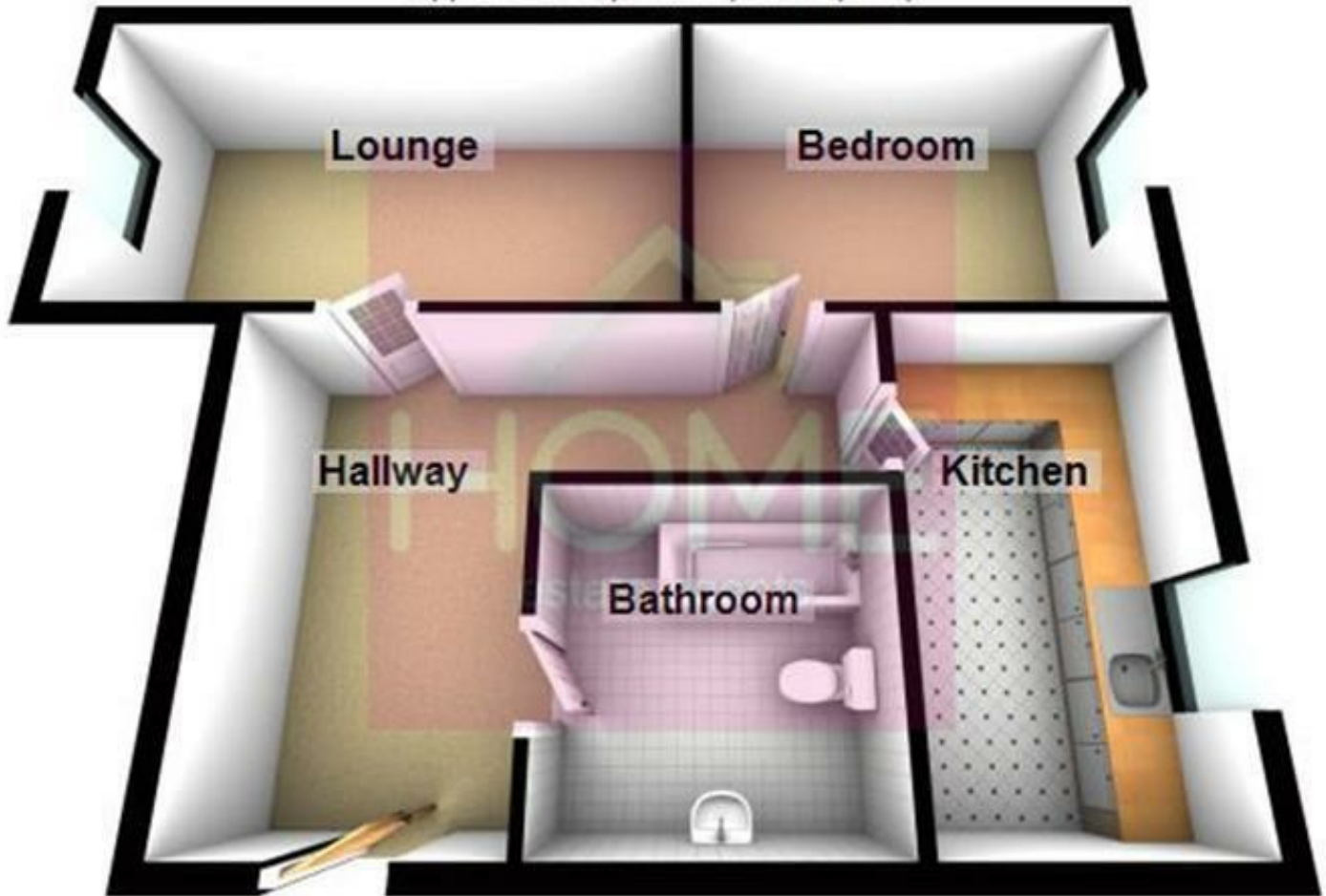
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Ground Floor

Approx. 52.5 sq. metres (565.4 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		
(21-38) F		
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