



6 Atkinson Road Urmston Manchester M41 9AD

£130,000

SOLD WITH NO CHAIN! HOME ESTATE AGENTS are delighted to bring to the market this completely redeveloped first floor double bedroom apartment located in Urmston town centre on Victoria parade. The finish of the apartment's will be of high quality and consist of entrance hallway, bathroom, open plan lounge/kitchen and two double bedrooms. Warmed by gas central heating and double glazing. Ideally placed for the ever growing amenities of the area, train station & other amenities. To book your viewing call the team at HOME.

- Town centre Location
- Modern kitchen
- Popular location
- No communal areas
- Open plan living
- Contemporary shower room
- Ideal for amenities
- Two double bedrooms
- Double glazed
- Sold with no chain

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Open plan lounge kitchen 17'1 x 12'5 (5.21m x 3.78m)

Glazed skylight. Radiator and television point. Integrated electric hob, oven and extractor fan. Space for other appliances. A one and a half unit sink with mixer tap with splash tiling.

Shower room

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

Bedroom one 11'4 x 8'4 (3.45m x 2.54m)

Double glazed window to the rear and radiator.

Bedroom two 11'4 x 8'4 (3.45m x 2.54m)

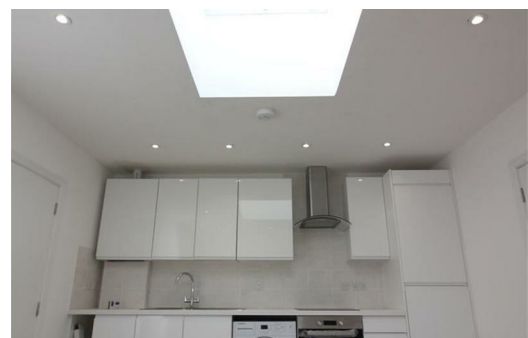
Double glazed window to the rear and radiator.

Tenure

We have been advised that the property is Leasehold with ground rent of £1.00 payable annually.

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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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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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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Not environmentally friendly - higher CO ₂ emissions		
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