

**Urmston Office**

0161 747 1177  
1 Crofts Bank Road, Urmston  
M41 0TZ  
🐦 @homeinurmston

**Stretford Office**

0161 871 3939  
145 Barton Road, Stretford  
M32 8DN  
🐦 @homeinstretford

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
🐦 @homeinmonton



**60 Eden Square Urmston Manchester M41 5ND**  
**£149,999**

VIRTUAL VIEWING! HOME ESTATE AGENTS are pleased to offer for sale this well appointed one double bedroom apartment situated in the heart of Urmston town centre. Being sold with no vendor chain and therefore making an early completion date possible. In brief the accommodation comprises open plan lounge & kitchen, the double bedroom & a three piece bathroom suite. There is a larger than many will expect balcony off the lounge. The apartment is one of the larger one bedrooms properties within the Eden Square development. Warmed by electric storage heaters & double glazed. There are lifts to all floors of the development. The apartment benefits from an off road parking space. Perfectly placed for the ever growing amenities & train station. To book your viewing call HOME.

- Sold with no vendor chain
- Open plan lounge & kitchen
- Town centre location
- Off road parking
- Spacious & well presented
- Three piece bathroom
- Ideal for amenities
- One double bedroom
- Large balcony
- Lift to all floors

**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)

### Open plan lounge kitchen 23'5 x 12'1 (7.14m x 3.68m)

Double glazed sliding doors leading to the balcony. Wooden effect floor, electric wall heater and television point. A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven, stainless steel splash back and extractor fan. Space for other appliances. Incorporating a single unit sink. Built in storage cupboard.

### Bedroom one 12'5 x 8'0 (3.78m x 2.44m)

Double glazed window and electric wall heater. Space for bedroom furniture.

### Bathroom 8'0 x 5'6 (2.44m x 1.68m)

A contemporary three piece suite comprises enclosed low level WC, vanity wash hand basin and bath with shower over over. Tiling to compliment, towel radiator and extractor fan.

### Balcony

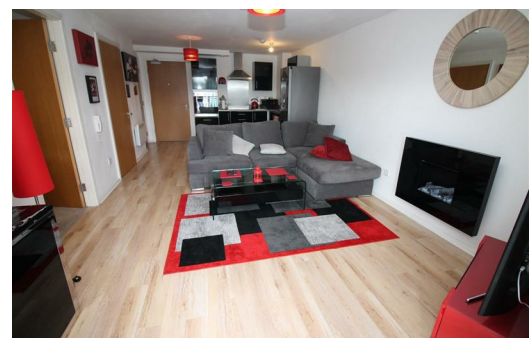
A larger than many will expect balcony with access from the lounge.

### Management information

We have been advised by our client that the property is leasehold with an annual ground rent of £250 payable. The monthly service charge is £97.00.

### 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.



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)



Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Mon-ton - 9262084 Urm-ton - 04331861 Stret-tord - 08259553





**LOCAL EXPERTS THAT GET YOU MOVING**

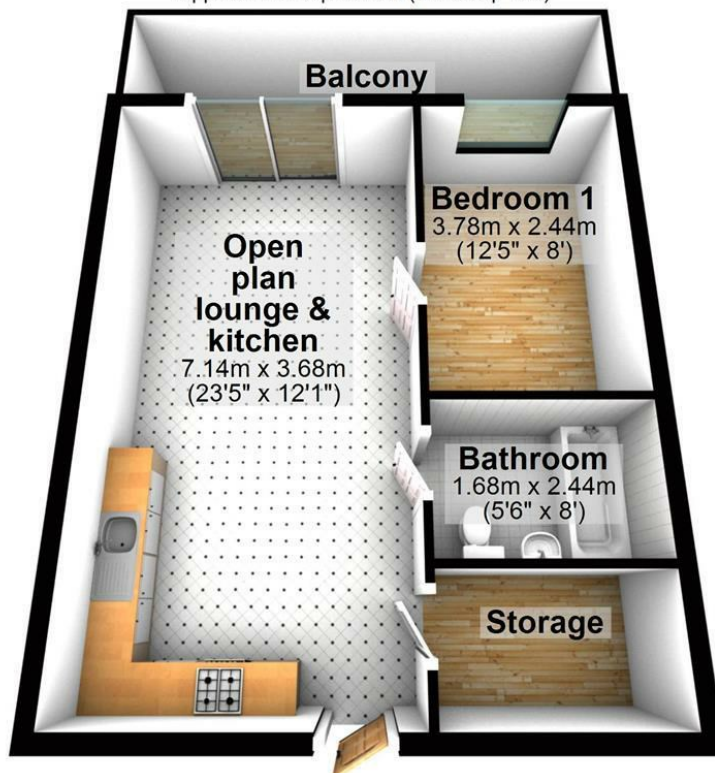
 [www.homeestateagents.com](http://www.homeestateagents.com)



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

## Ground Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 44.4 sq. metres (477.9 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**LOCAL EXPERTS THAT GET YOU MOVING**

[www.homestateagents.com](http://www.homestateagents.com)



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