



Stretford Road Urmston Manchester M41 9GD Offers over £199,995

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this beautifully presented two double bedroom second floor modern apartment situated within the always popular Damson Court. If you are looking for a property in genuine 'move in' condition be sure to book your viewing early. In brief the accommodation comprises welcoming hallway, open plan lounge & kitchen, the two double bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & fully uPVC double glazed. Externally there are pleasant gardens & off road parking located at the rear. Ideally placed for transport links & the ever growing amenities of the area. To book your viewing call the team at HOME.

- Modern apartment
- Three piece bathroom suite
- Off road parking
- 'Move in' condition throughout
- Open plan lounge & kitchen
- Gas central heating
- Communal gardens
- Two double bedrooms
- uPVC double glazed
- No vendor chain

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Hallway

Wooden effect floor, radiator and large built in storage cupboard.

Open plan lounge & kitchen 21'7" x 11'3" (6.58m x 3.45m)

uPVC double glazed French doors with Juliet balcony. uPVC double glazed window to the side. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Integrated hob, oven and extractor fan. Integrated fridge freezer. Space for other appliances. Wooden effect floor and radiator. Cupboard housing the gas central heating boiler.

Bedroom one 17'11" x 9'11" (5.47m x 3.04m)

uPVC double glazed French doors with Juliet balcony. Radiator.

Bedroom two 9'11" x 9'11" (3.03m x 3.03m)

To uPVC double glazed window to the front and radiator.

Bathroom 5'8" x 7'3" (1.75m x 2.21m)

A three piece suite comprises low level WC, wash hand basin and bath with shower over. Splash tiling, wooden effect floor and ladder radiator.

Externally

Externally there are pleasant gardens and off road parking located at the rear.

Management information

The property has a monthly management charge of £65.00. This covers maintenance of the communal areas, both inside and out.

Tenure

The property is leasehold with a pepper corn rent of £10.00 payable.

Council tax

The property is council tax band B.

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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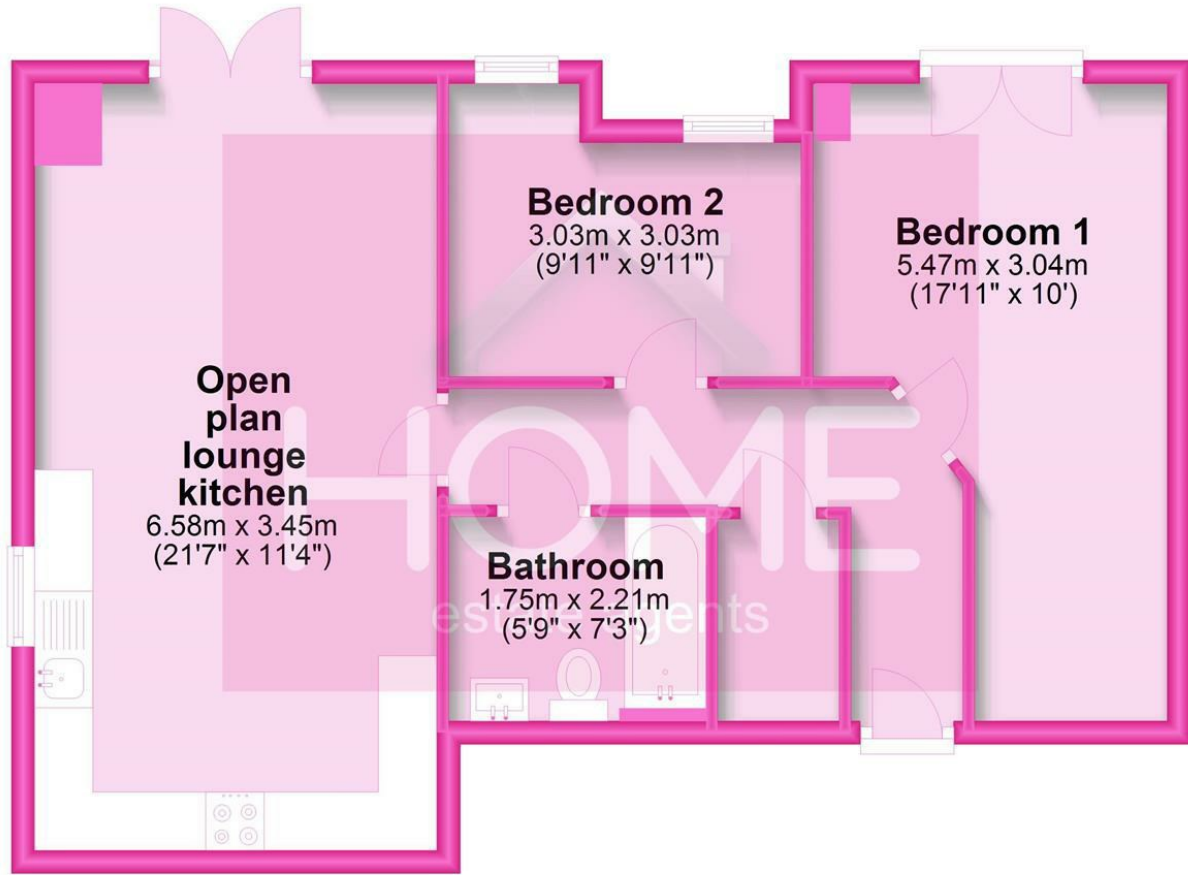
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Ground Floor

Approx. 57.2 sq. metres (616.2 sq. feet)



Total area: approx. 57.2 sq. metres (616.2 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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