

Urmston Office

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Stretford Office

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29 York Court Burnage Lane Manchester M19 2HZ
£149,999

SITUATED IN A POPULAR LOCATION! HOME ESTATE AGENTS are delighted to bring to the market this two double bedroom apartment being offered with no vendor chain so an early completion date is possible. In brief the accommodation comprises hallway, open plan lounge kitchen with Juliet balcony, the two bedrooms, ensuite shower room to the master & a three piece white bathroom. The property is warmed by electric storage heaters & uPVC double glazed. There are communal gardens & ample off road parking. Ideally placed for transport links & amenities. To book your viewing call HOME on 01618713939.

- NO VENDOR CHAIN
- Lounge
- Family bathroom
- POPULAR LOCATION
- Modern fitted kitchen
- Juliette balcony
- Two double bedrooms
- En-Suite to master bedroom
- Communal gardens

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Hall

Door leading in from communal hallway, storage heater, storage cupboard.

Open plan living room and Kitchen 22'03 x 12'03 (6.78m x 3.73m)

UPVC double glazed Juliette balcony to the side elevation, storage heater.

Kitchen - UPVC double glazed window to rear and side elevation, range of wall and base units with a roll edge work-surface tiled to compliment, stainless steel sink and drainage unit incorporated, electric single built in oven, four burner electric hob, extractor hood built in above hob, fitted breakfast bar. tile effect flooring.

Bedroom One 13'01 x 9'02 (3.99m x 2.79m)

UPVC double glazed window to side, electric heater.

En-Suite

Shower cubicle with an electric shower tiled to compliment, low level W/C, pedestal wash basin tiled to compliment, extractor fan.

Bedroom Two 15'05 x 7'03 (4.70m x 2.21m)

UPVC window to side, electric heater.

Bathroom

UPVC window to side, single panel bath with shower above, curtain pole, low level W/C, extractor fan, pedestal sink, tile effect flooring.

Important Information

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: Moncton - 9262084 Urmston - 04331861 Stretford - 08259553



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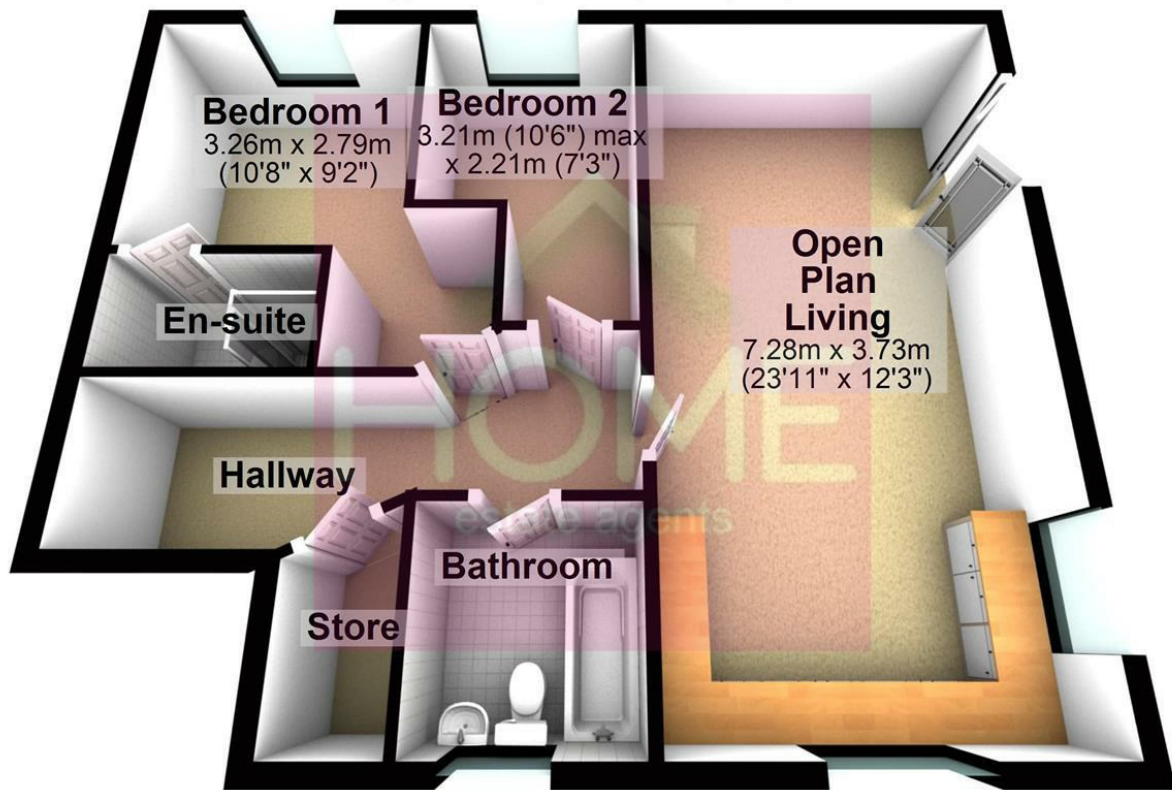
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Ground Floor

Approx. 61.4 sq. metres (660.9 sq. feet)



Total area: approx. 61.4 sq. metres (660.9 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		
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