



## 3 Urmston Lane Stretford Manchester M32 9DE

### £119,950

BEAUTIFULLY PRESENTED GROUND FLOOR FLAT !! HOME ESTATE AGENTS are delighted to bring to the market this immaculate ground floor flat in stunning condition and situated on the popular development of Manor Court on the Stretford/Urmston border. In brief the property comprises of communal entrance, hallway, storage cupboards, lounge with patio door with open plan modern fitted kitchen, Spacious bedroom and bathroom with walk in shower. The property is UPVC double glazed through out with electric heaters, Externally the property has a private gated car park with well kept gardens to the rear, located on the Urmston border with great transport links including the M60 motorway network and Metro link with local amenities and good local schools. Early viewings are strongly advised !! To arrange a viewing for this property call HOME on 0161 871 3939.

- IDEAL FOR FIRST TIME BUYERS OR BUY TO LET
- Shower room
- Private gated car park
- Good transport links
- GENUINE MOVE IN CONDITION
- Ground floor
- Well maintained gardens
- Open plan Lounge/Kitchen
- Generous storage
- Urmston border

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### Communal entrance

Double doors leading in with keypad system

### Hallway

Wood front door leading in, storage cupboards and solid wood floor.

### Open plan Lounge/Kitchen

UPVC double glazed windows and door to side and rear elevations, solid wood floor, selection of wall and base units fitted with wood work surfaces incorporating a stainless steel sink with mixer tap, single oven, ceramic hob, and ceiling coving.

### Bedroom

UPVC double glazed window to the rear elevation with laminate floor.

### Bathroom

Three piece fitted shower suite comprising of, walk in shower cubicle fitted with electric shower, sink with pedestal, low level W/C, tiled to compliment and heated chrome towel radiator.

### Externally

To the front and side of the property is a mainly lawned garden with mature borders, to the rear is a private electric gated car park.

### 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.

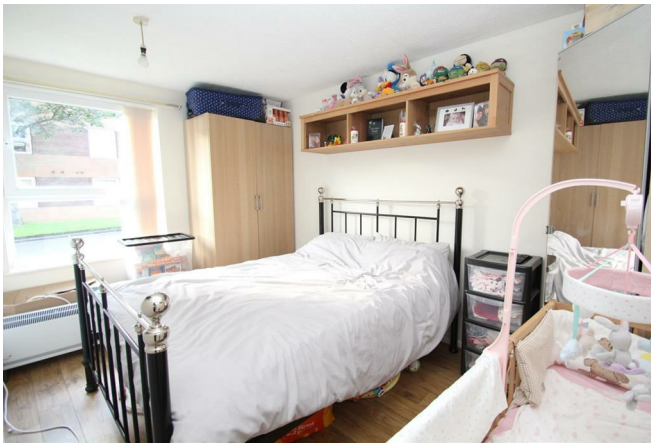


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Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monston - 9262084 Urmston - 04331861 Stretford - 08259553



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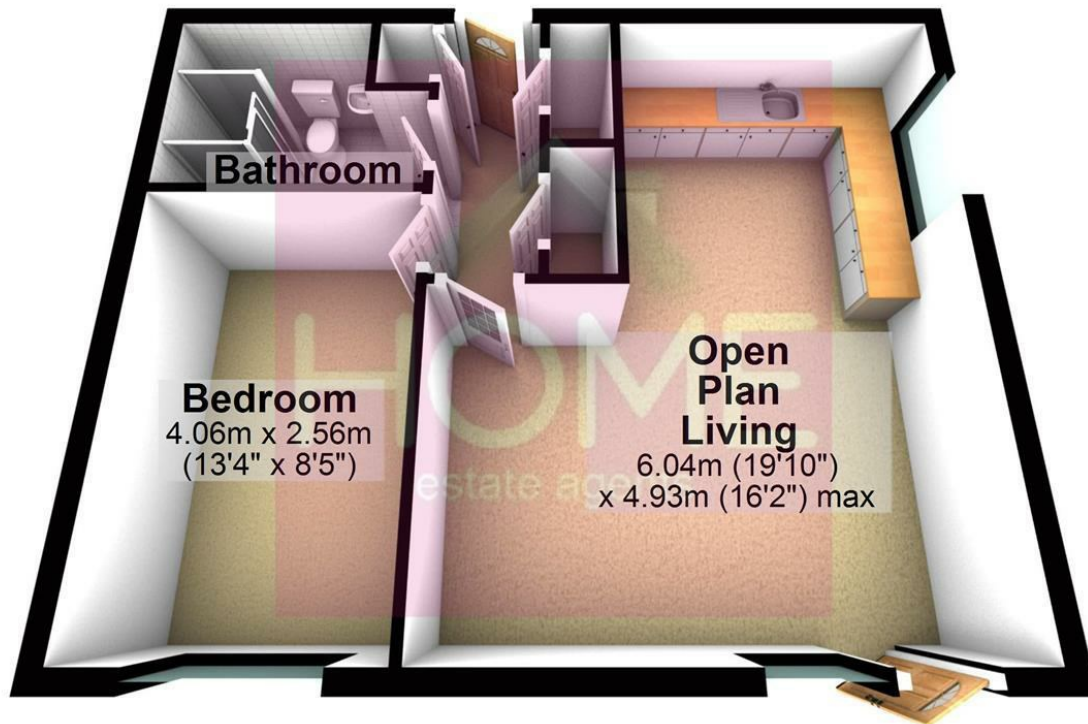
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## Ground Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



Total area: approx. 45.8 sq. metres (493.4 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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