



Legwood Court, Warburton House
Flixton Road, Urmston
M41 5BQ

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

36 Legwood Court
Warburton House, Flixton
Road
Urmston
Manchester
M41 5BQ



£215,000

A TWO BEDROOM FIRST FLOOR APARTMENT OCCUPYING A GREAT LOCATION WITHIN EASY WALKING DISTANCE OF ALL AMENITIES AVAILABLE WITHIN URMSTON TOWN CENTRE Much improved and presented in move in condition. Gas central heating system-combination boiler. Double glazed windows. Spacious open plan lounge/dining area. Fitted furniture to both bedrooms. Bathroom/WC with shower. Communal parking adjacent. Ideal first time purchase, downsize or buy-to-let investment. Must be viewed to be appreciated. Virtual Tour Available.

Open Plan Lounge/Dining Room

With a radiator and a double glazed window to the rear. Laminate flooring to match the hallway and bedrooms.

Kitchen

With a single drainer sink unit with mixer tap and a range of base and wall cupboard units with working surfaces incorporating a gas hob, oven and extractor. Tiled areas, plumbing for a washer and space for fridge/freezer. Double glazed window to the rear. Radiator.

Inner Hallway

To:

Bedroom (1)

With a radiator and double glazed window. Laminate flooring. Excellent range of fitted wardrobes and storage. Radiator.

Bedroom (2)

With a radiator and a double glazed window. Laminate flooring. Fitted wardrobe and matching drawer unit. Fitted cupboard housing the combination gas central heating boiler.

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath electric shower with an anti splash screen fitted. Tiled areas. Extractor fan and chrome ladder radiator.

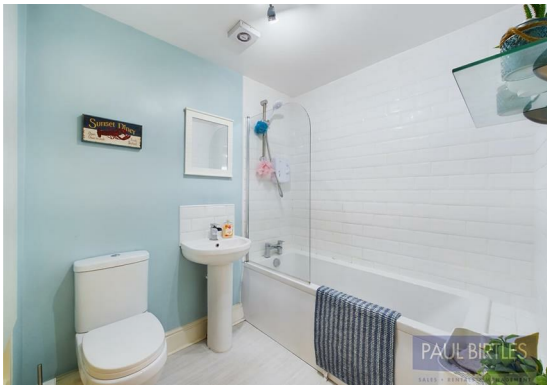
Outside

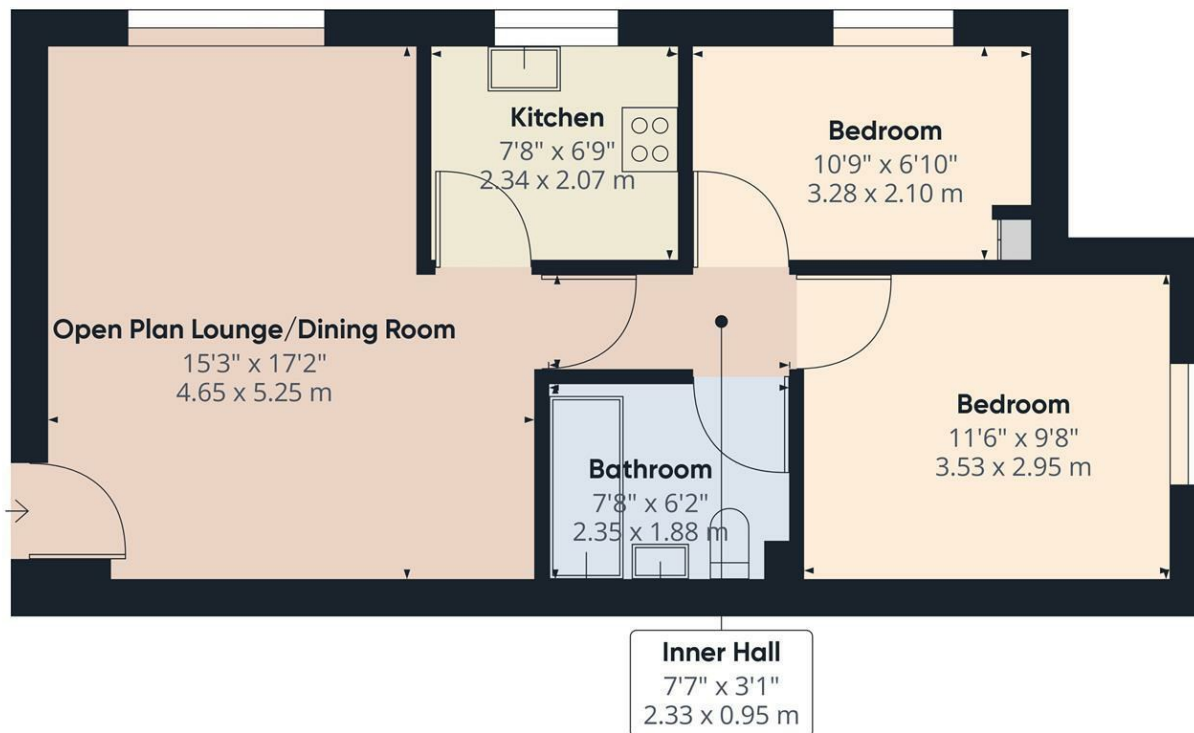
The development stands within communal grounds with parking areas adjacent.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 10/12/2004.

The service charge payable is £650 per annum. (Payable quarterly). No separate ground rent payable.



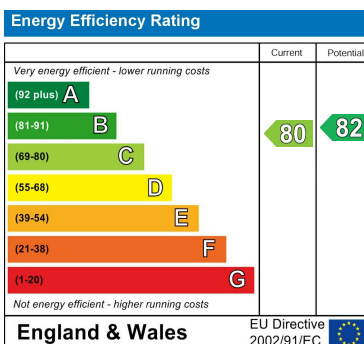


Approximate total area⁽¹⁾
556.24 ft²
51.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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