

22-24 Station Road
Urmston
M41 9JN

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 3 22-24
Station Road
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Entrance Hall

With a double glazed window to the rear overlooking the Crown Gardens development. Video door entry control unit. LVT flooring.

Open Plan Kitchen/Living/Dining

With three double glazed windows ensuring ample natural light. The kitchen area has a range of base and wall cupboard units and Quartz working surfaces/splashbacks incorporating an inset single drainer stainless steel sink unit with mixer tap. Electric hob and built in oven with extractor above. Integrated fridge/freezer and dishwasher. Undercounter lighting. Spot lighting. Storage cupboard off with plumbing for a washer and housing the water cylinder. Rointe electric radiator/heater.

Double Bedroom

With a double glazed window to the rear and side elevation. Rointe electric radiator/heater. USB plug sockets. Door to:

En-Suite Shower Room

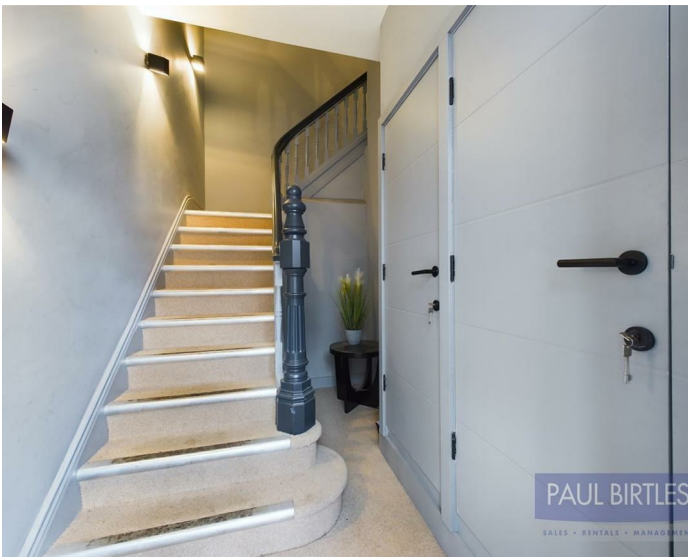
A superbly appointed shower room with walk-in shower with an anti-splash screen fitted. Wash hand basin with storage below. Low level WC. Black electric ladder radiator.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 250 years from 2021. The service charge payable is £83.51 per month. A ground rent is payable of £135 per annum.

£145,000

A STUNNING ONE BEDROOM APARTMENT OCCUPYING A PRIME LOCATION IN THE HEART OF URMSTON TOWN CENTRE Recently refurbished and converted with high quality fittings. A small development of only five apartments. Superb open plan kitchen/living/dining space with Quartz working surfaces and integrated appliances. Double bedroom and en-suite shower room. Ideally positioned for all local amenities and a short stroll to Urmston Train Station. Electric heating. Internal inspection highly recommended. Ideal first time purchase or buy-to-let investment. No ongoing vendor chain. Video door entry system. External bike store. Energy efficient Rointe electric radiators. Virtual Tour Available.



Approximate total area⁽¹⁾
343.81 ft²
31.94 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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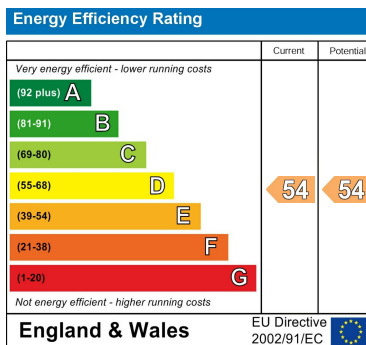
Entrance Hall
3'1" x 6'1"
0.94 x 1.86 m

Open Plan Kitchen/Living/Dining
8'6" x 17'3"
2.60 x 5.27 m

Bedroom
7'11" x 11'5"
2.42 x 3.49 m

En-Suite Shower Room
7'8" x 5'2"
2.34 x 1.58 m

Floor 1



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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