



STRETTFORD ROAD  
URMSTON

£180,000

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

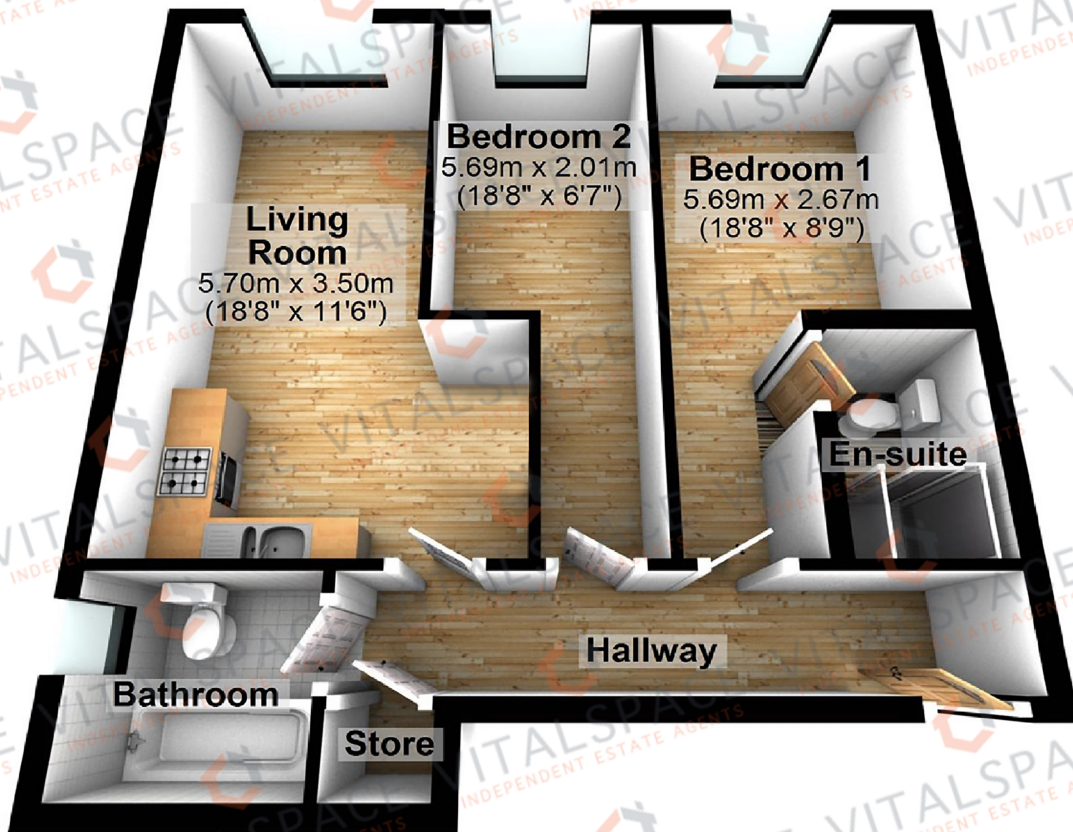


# Stretford Road, Urmston, M41 9NU

**\*\*SIMPLY STUNNING\*\* - \*\*NO ONWARD CHAIN\*\* -**  
VITALSPACE ESTATE AGENTS are pleased to offer for sales this spacious TWO BEDROOM FIRST FLOOR APARTMENT located in this recently built development situated just minutes from the centre of Urmston. In brief this attractive modern apartment briefly comprises; entrance hallway, living room which opens into a dining area and fitted contemporary kitchen. There are two double bedrooms, a master bedroom with en-suite and a modern three piece bathroom. This apartment offers gas central heating, uPVC double glazing and fully maintained communal areas and private off road parking. Offered for sale with no onward chain. Ideally positioned for both Urmston & Stretford, and close to highly regarded schools. For commuters this outstanding property offers excellent access to the motorway networks. Contact VitalSpace Estate Agents to arrange an internal inspection.







## Features

- Two bedrooms
- First floor apartment
- Modern development
- Modern fitted kitchen
- En-suite shower room
- No onward chain
- Viewing highly recommended
- Excellent first time home

## Frequently Asked Questions

How long have you owned the property for? 4 + years

How old is the boiler and when was it last inspected?  
Annual inspection

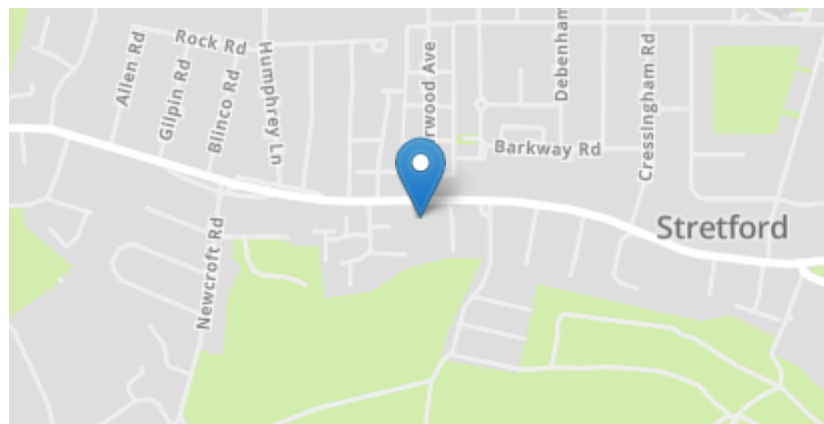
When was the property last rewired? When built

Tenure: Leasehold

Ground rent - £150.00 per year

Service Charge - £810.59 per year

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.