



MANOR AVENUE  
URMSTON

£115,000



1 BEDROOM



1 BATHROOM



1 RECEPTION



EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Manor Avenue, Urmston, M41 9HH

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this recently decorated, one bedroom (converted studio) apartment positioned on the first floor of this popular development. Well positioned within the development with a fantastic view over the meadows from the living room, in brief, the internal accommodation comprises; a communal entrance with stairs to the first floor, a warm and welcoming entrance hall with a large storage cupboard and laminate wood effect flooring. A good sized living/dining room with a large window overlooks Urmston Meadows with entry into a modern fitted kitchen alongside a bedroom and a three piece bathroom with a shower over bath combination. Externally there are well maintained communal gardens, a useful storage shed and private parking. The location is convenient for all local amenities, bus routes, and only a short walk to the train station. We strongly advise an internal and external inspection at the earliest convenience to appreciate both the presentation of this apartment and the popular nature of the development itself. Contact VitalSpace Estate Agents on to arrange an internal inspection.











## Features

- Studio apartment
- First floor position
- No onward chain
- Overlooking Urmston Meadows
- Recently decorated
- Ideal first purchase
- Telephone entry system
- Communal gardens & parking
- Walk into Urmston
- 30 Sqm / 326 Sqft

## Frequently Asked Questions

How long have you owned the property for? 7 years

Leasehold for the residue of 125 years from 27/09/1991

Service Charge - £75.00 per month

Reasons for sale of property? Sale of buy to let property

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+) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

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