



HARCOURT CLOSE
URMSTON

OFFERS OVER

£185,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS



Harcourt Close, Urmston, M41 9NB

VIDEO TOUR - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented FIRST FLOOR, two bedroom apartment, positioned within a quiet cul-de-sac in the popular Urmston area. The development benefits from attractive communal gardens along with ample residents' and visitor parking. Ideally located close to a variety of local amenities and excellent public transport links, this property is a must see. The deceptively spacious, upgraded apartment offers well planned accommodation briefly comprises; a welcoming entrance hallway with generous storage cupboards, two generously sized bedrooms, a contemporary tiled three piece white bathroom with a shower over bath combination and a bright and spacious living/dining room. The dining area flows seamlessly into a modern fitted Kitchen complete with high gloss wall and base units with contrasting walnut worksurfaces, attractive metro brick splash back tiling and a range of integrated appliances. The apartment is warmed by electric underfloor heating and benefits from uPVC double glazing throughout. Harcourt Close is a highly sought after development in Urmston and benefits from being in the catchment area for many of Trafford's schools, both comprehensive and selective. Its convenient location provides fantastic links to the M60 motorway and it is only a short walk from Urmston train station, connecting prospective purchasers to Manchester City Centre in 15 minutes. A conveniently located, well presented property ideal for any first time buyer. Given the standard of presentation, convenient location and open aspect, early viewing is strongly recommended.





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.

Features

- Two spacious bedrooms
- First floor position
- Landscape communal gardens
- uPVC double glazing
- Residents and visitor parking
- Updated modern kitchen
- Under floor heating
- 59 Sqm / 635 Sqft
- Ideal first home
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 5 years

Tenure: Leasehold

Monthly service charge - £150 per month

Years remaining on the lease: 959

Reasons for sale of property? Relocate

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.

VITALSPACE
INDEPENDENT ESTATE AGENTS

Tel: 0161 747 7807
Email: sales@vitalspace.co.uk
Web: www.vitalspace.co.uk
22 Flixton Road, Urmston,
Manchester, M41 5AA