



HARCOURT CLOSE  
URMSTON

£170,000



1 BEDROOM



1 BATHROOM



1 RECEPTION



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Harcourt Close, Urmston, M41 9NB

**\*\*NO ONWARD CHAIN\*\* - \*\*GROUND FLOOR APARTMENT\*\* -**

VitalSpace Estate Agents are delighted to offer for sale this well presented, spacious GROUND FLOOR ONE DOUBLE BEDROOM APARTMENT situated within a quiet Urmston cul-de-sac offering beautiful communal grounds plus residents and visitor parking. The well presented property is uPVC double glazed throughout and in brief the well proportioned accommodation comprises; entrance hallway with excellent storage cupboards, a large double bedroom, a contemporary three piece white shower room, a spacious living/dining room and a fitted kitchen. A conveniently located, well presented property located in a peaceful location close to Urmston meadows and within walking distance of all local amenities and excellent transport links. 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. It's 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 or house hunter looking to downsize. Contact VitalSpace Estate Agents to arrange an internal inspection.









## Ground Floor



## Features

- One double bedroom
- Ground floor position
- uPVC double glazing
- Quiet Urmston location
- Modern fitted kitchen
- No onward chain
- Communal gardens
- Spacious living dining room

## Frequently Asked Questions

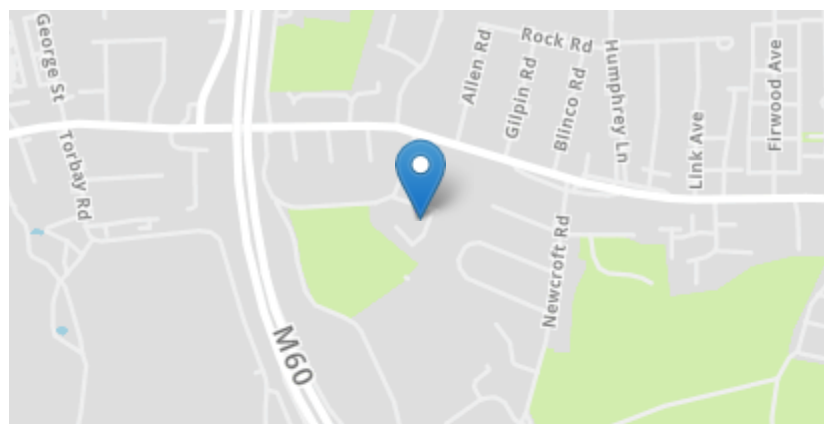
How long have you owned the property for? 18 years

A service charge is payable of £150.00 per annum

The tenure of the property is LEASEHOLD for the residue of 999 years, from the 11th June 1982.

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		
(92-100) <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		
	65	80
EU Directive 2002/91/EC		
England, Scotland & Wales		

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