



**allAgents**  
**BEST**  
**OVERALL BRANCH**  
**OF THE YEAR**  
← Gold 2019 →  
in M41  
★★★★★

FLIXTON ROAD  
URMSTON

OFFERS OVER  
**£170,000**

-  2 BEDROOMS
-  1 BATHROOM
-  1 RECEPTION
-  NO CHAIN

  
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



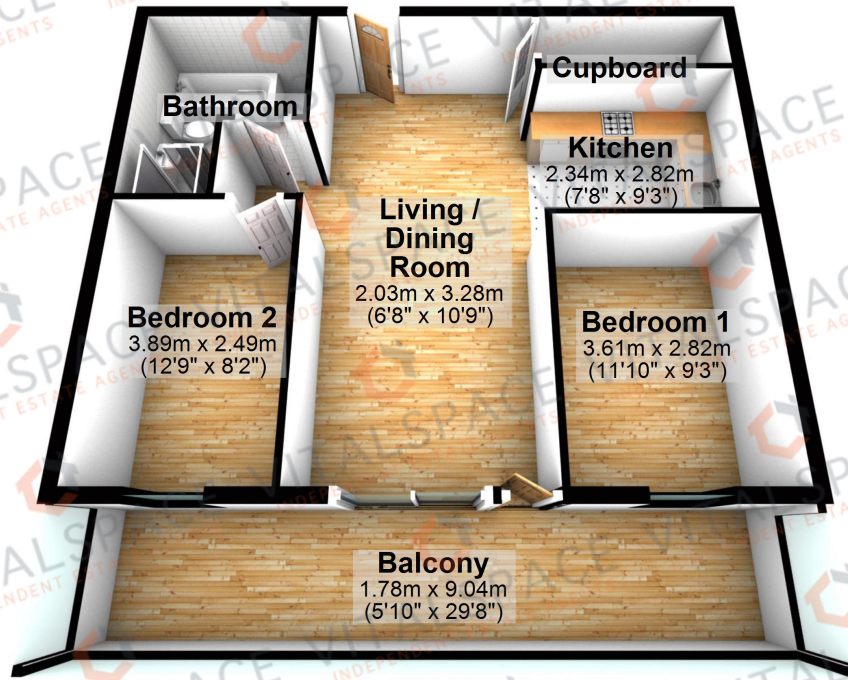
# Flixton Road, Urmston, M41 5ND

**\*\*NO ONWARD CHAIN\*\*** - VitalSpace Estate Agents are delighted to offer for sale this stunning and well presented **TWO BEDROOM FIRST FLOOR APARTMENT** located within this award winning Urmston Town Centre development benefiting from a feature full width balcony. Rarely have two bedroom apartments within this development come to the market, hence an internal viewing comes highly recommended. Featuring a West facing balcony, the spacious contemporary accommodation comprises; a spacious bright and airy open plan living room with contemporary high gloss white modern kitchen, two well proportioned double bedrooms and a luxury tiled bathroom. This desirable property also benefits from access to a designated two storey car park where secure parking space can be found. This stunning apartment is located in central Urmston alongside fantastic doorstep amenities and transport links. An ideal opportunity for either a first time buyer or a buy to let purchaser. Contact VitalSpace Estate Agents on to arrange a viewing.





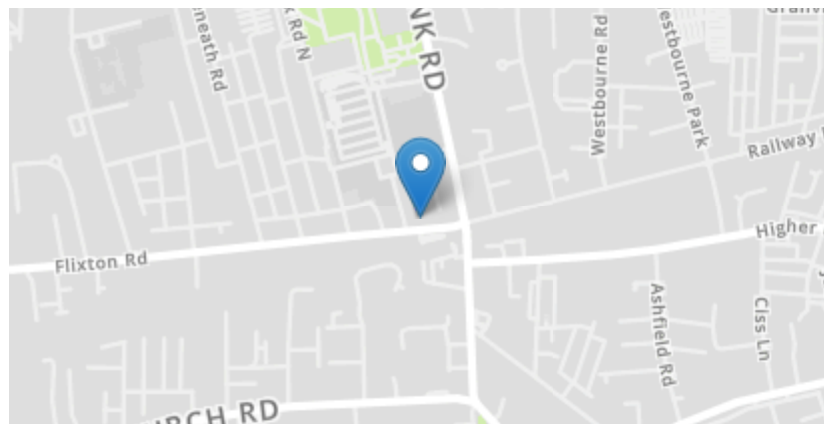
## First Floor



## Features

- Two double bedrooms
- First floor apartment
- Central Urmston development
- No onward chain
- Full width balcony
- Modern fitted kitchen
- Open plan dining kitchen
- Viewing recommended

## Frequently Asked Questions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	<b>A</b>		
(81 to 91)	<b>B</b>		
(69 to 80)	<b>C</b>		<b>77</b>
(55 to 68)	<b>D</b>	<b>59</b>	
(39 to 54)	<b>E</b>		
(21 to 38)	<b>F</b>		
(1 to 20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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