



ST CLEMENTS FOLD
URMSTON

OFFERS OVER
£135,000

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  NO CHAIN



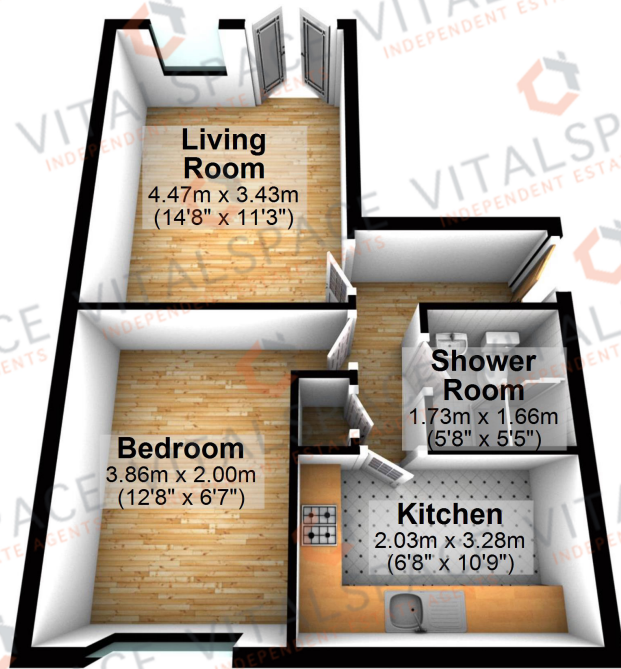
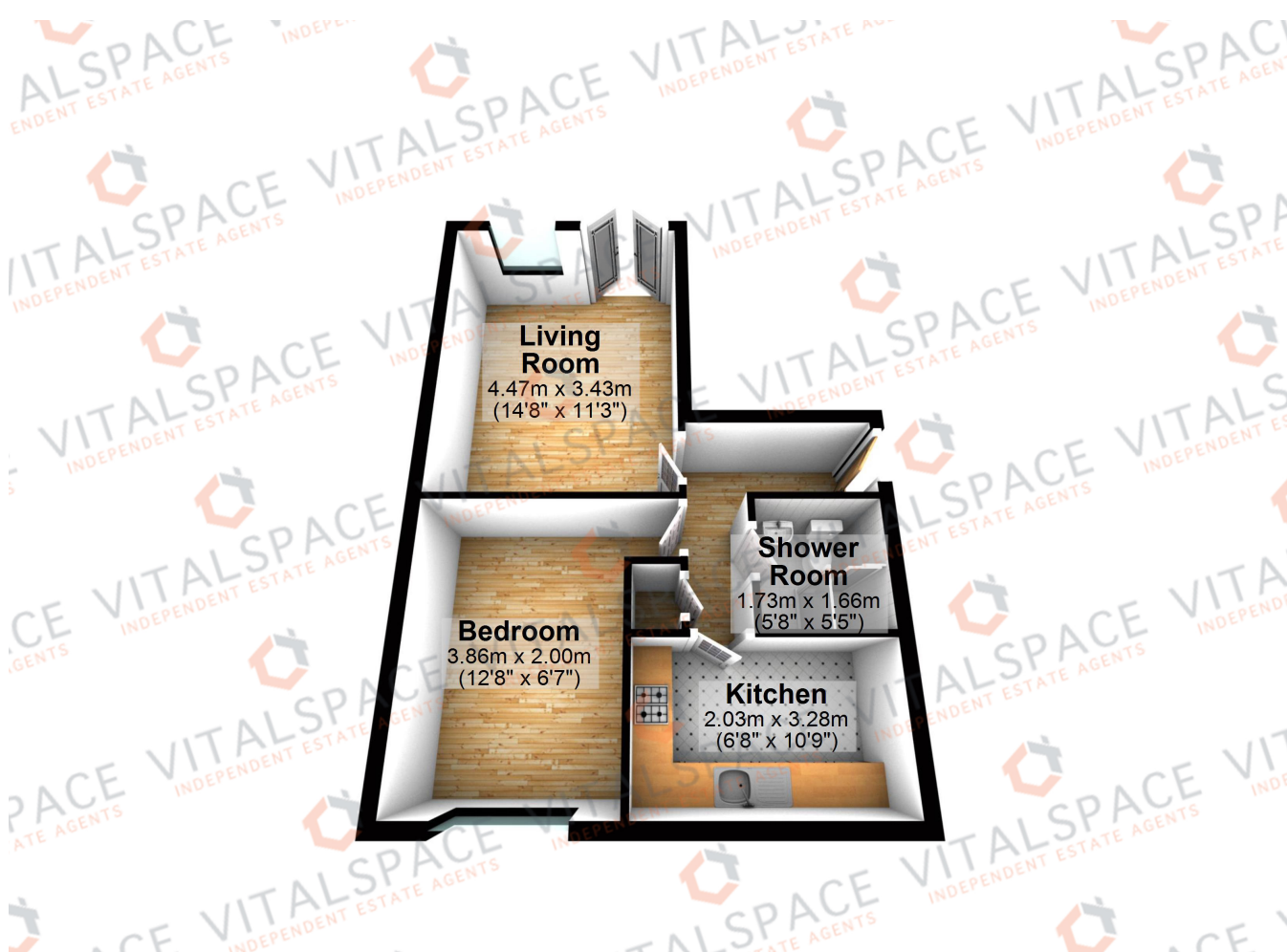
VITALSPACE
INDEPENDENT ESTATE AGENTS



St Clements Fold, Urmston, M41 9ST

****CALLING ALL FIRST TIME BUYERS & BUY TO LET INVESTORS**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale as well appointed **ONE DOUBLE BEDROOM** second floor apartment situated within the St Clements fold development, just off Higher Road in Urmston. Ideally placed to enjoy the ever growing amenities of the area and transport links, in brief the attractive apartment briefly comprises; a welcoming hallway, living room with Juliet balcony, a modern fitted kitchen, three piece bathroom suite and the double bedroom. The property is warmed by electric storage heaters and is UPVC double glazed. Externally the development is situated within pleasant communal grounds with ample parking. This apartment is an offering for any first time buyer, house mover or buy to let investor. An internal inspection is highly recommended. Contact VitalSpace Estate agents for further information.

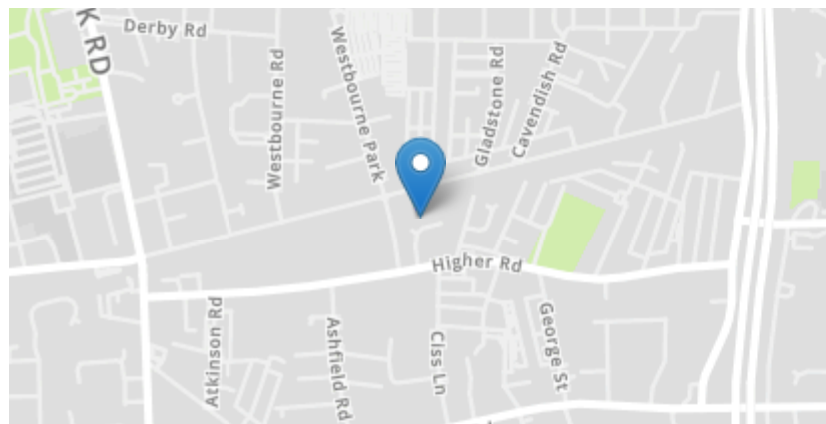
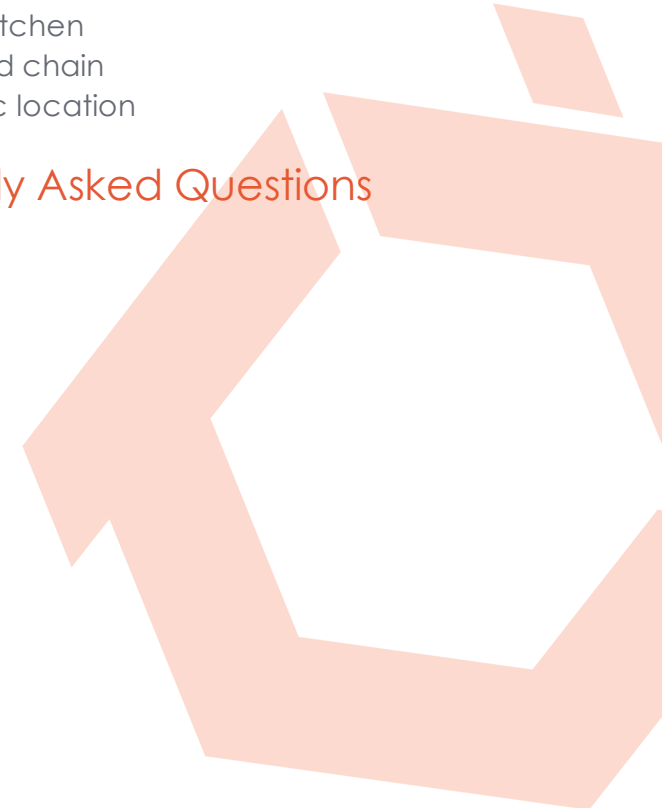




Features

- One double bedroom
- Second floor position
- Communal grounds
- Convenient location
- Double glazed windows
- Modern kitchen
- No onward chain
- Cul de sac location

Frequently Asked Questions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		72
(55 to 68)	D	61	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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.



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