



 2  
Bedrooms

 1  
Bathroom

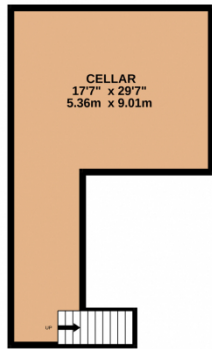




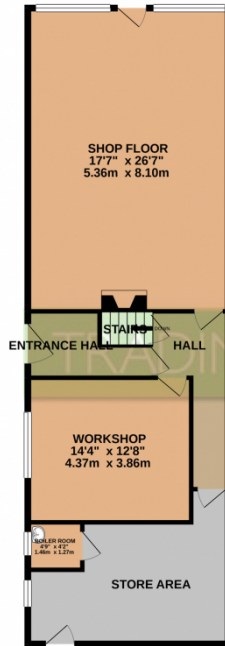
This investment opportunity comprises of a fully refurbished 2500sqft three storey property in the heart of Urmston Town Centre built in 1887. The ground floor comprises of an extended retail unit with a 8m x 6m shop area, rear workshop, boiler room and large storage room with access door out to the rear. Lower ground floor cellars ideal for further storage. The first and second floors provides a stunning large two bedroom apartment with its OWN SIDE ENTRANCE. The internal accommodation: Large open reception hallway, lounge with large picture windows overlooking the front elevation, 13ft x13ft four piece bathroom, a large open plan dining kitchen and separate larder. To the upper floor two good size bedrooms with a jack and jill wc.

The property benefits from a alarm system, double glazing with the shop having its own electric and gas supply and boiler. The apartment also benefits from its own gas and electric supply and boiler. Externally the property has a gated rear driveway providing off road parking for several vehicles. Superb investment opportunity.

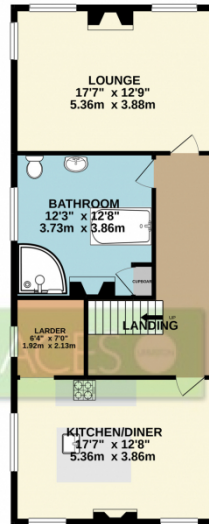
BASEMENT  
362 sq.ft. (33.6 sq.m.) approx.



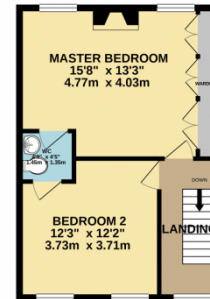
GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



2ND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 2549 sq.ft. (236.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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