



Jets

STATION ROAD, URMSTON, M41 9JG
£900 PCM





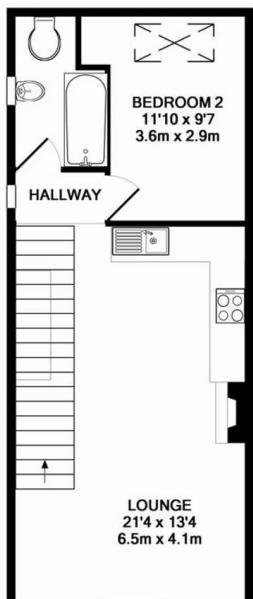
Urmston has recently undergone a town centre re-development and is seen as a very up and coming Town. It is home to large and smaller retail shops including Sainsburys. It has all High Street banks including Barclay's, RBS, Lloyd's TSB, Nat West and Santander. There are various eateries offering Italian, Chinese, Spanish and of course English food. There is also a Costa coffee. Urmston's main attractions are the Trafford Centre and Chill Factor along with its indoor skydiving, golf driving range and hundreds of high end quality shopping outlets - all with free parking.

Entrance The communal entrance door leads from the car park upstairs the first floor landing, a second set of stairs lead up to the flat door entrance. A glazed panel door opens into the hallway of the apartment which has a tiled floor, video entry system, window over looking Urmston town centre and a step up into the lounge/kitchen/diner.

Lounge/Diner 4.07 x 6.49 (13'4" x 21'3") The lounge area is large enough for a sofa and a dining table and chairs and has Karndean wood effect floor. The ceiling is double roof height with two velux windows and upvc front facing window. There is a telephone and television point. The stairs lead off the lounge to the second bedroom.

Kitchen The kitchen is fitted with white wall and base units and a granite work surface over with a tiled splash back. Fitted with a stainless steel integrated electric oven, gas hob with an extractor fan over. There is an integrated fridge and freezer and a space and plumbing for a washing machine. A fitted cupboard houses the combination Valiant boiler.

Bathroom 1.65 x 2.68 (5'4" x 8'9") The bathroom is fitted with a white suite with a panel bath and glass shower screen with a chrome thermostatic shower



GROUND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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www.jetsestates.co.uk
admin@jetsestates.co.uk
01619621234

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B	77	81
(69-80) C		
(55-68) D		
(39-54) E		
(23-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B	75	80
(69-80) C		
(55-68) D		
(39-54) E		
(23-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.