

**212 CHURCH ROAD
URMSTON, MANCHESTER M41 9DX
FOR SALE - £265,000**



INVESTMENT OPPORTUNITY
GROUND FLOOR RETAIL UNIT
PROVIDING APPROXIMATELY 56.5 SQ.M (609 SQ.FT.)
ONE BEDROOM LARGE SELF CONTAINED FLAT
ON THE FIRST FLOOR.
SECURE REAR GARDEN, GARAGE/WORKSHOP.
PARKING TO THE FRONT & REAR OF THE PROPERTY.

ENTRANCE

Solid wood entrance door with display window to the side providing a frontage of **4m**. Having the benefit of external steel roller shutter.

RETAIL/RECEPTION AREA (5.24m x 4.02m)

With glazed display window to the front of the property. False ceiling with ceiling tiles and pendant lighting. Laminate flooring. Window looking into treatment room 1. Power points. Door leading through to inner hallway with doors to

INNER HALLWAY

With false ceiling with ceiling tiles and inset panel lighting. Laminate flooring. Doors leading to

TREATMENT ROOM 1 (3.45m x 3.12m)

With laminated window overlooking the reception area. False ceiling with inset panel lighting and ceiling tiles. Laminate flooring. Power points.

TREATMENT ROOM 2 (3.39m x 3.17m)

False ceiling with inset panel lighting and ceiling tiles. Laminate flooring. Power points.

TREATMENT ROOM 3 (3.17m x 1.62m)

False ceiling with inset fluorescent strip ceiling light and ceiling tiles. Power points.

KITCHEN AREA (2.95m x 1.66m)

Open plan to the hallway. Stainless steel sink unit with white fronted base cabinet below. White double wall cabinet. Power points. Tiled splash back. Shelved storage area. Door leading to

WC's

WC 1 – 1.75m x 0.90m – With WC, sink, extractor fan and vinyl flooring. Ceiling light.

WC 2 – 2.09m x 1.09m – WC, sink, extractor fan and ceiling light.

REAR HALLWAY

Fluorescent strip ceiling light. With door leading to rear garden. Secure gate over door.

OUTSIDE TO THE REAR

To the rear of the property is a partially fenced garden providing space for bin storage and access to

DETACHED GARAGE/WORKSHOP

FIRST FLOOR ACCOMMODATION

Independently accessed from the door at the side of the property leading to staircase and first floor landing with central heating radiator, window to the side elevation, ceiling light and doors providing access to

LOUNGE

With uPVC double glazed windows overlooking the front and side of the property. Feature electric fireplace with surround. Central heating radiator. Power points. Central ceiling light.

KITCHEN

Comprising stainless steel sink unit set into run of wood effect worktop with range of grey fronted base units below and matching wall units above. Window overlooking the rear elevation. Built in four ring electric hob with electric oven below. Part tiled walls. Power points. Ceiling light. Laminate flooring.

BEDROOM 1

With Upvc double glazed window overlooking the rear of the property. Central heating radiator. Power points. Ceiling light.

BATHROOM

Comprising white 3-piece suite, bath with shower over, sink set onto vanity unit and WC. Obscured uPVC double glazed window. Part tiled walls. Ceiling light.

PARKING

There is some parking to the rear of the garage and also to the front.

RATEABLE VALUE - £8,600 p.a.

COUNCIL TAX BANDING – Trafford Council Band A

VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555



Retail Unit EPC – E Rating

Certificate Number – 2110-3673-1040-3200-9171

FLAT EPC- D RATING

Certificate Number: 5519-1299-1002-0794-1102

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.