



4 Chassen Court Church Road Urmston M41 9EX

Offers over £149,999

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this well appointed one double bedroom first floor flat situated within the popular Chassen Court development. Being sold with no vendor chain & is in genuine 'move in' condition. In brief the accommodation comprises welcoming hallway, lounge, modern fitted kitchen, the double bedroom & a three piece bathroom. The property is warmed by gas central heating & is fully uPVC double glazed. Externally there are well maintained mainly lawned gardens, pathways & access to the rear where there is ample off road parking along with the single garage. Ideally situated for the local amenities & transport links. To book your viewing call the team at HOME.

- No chain!
- Lounge
- Gas central heated
- Garage
- First floor flat
- Modern fitted kitchen
- uPVC double glazed
- One double bedroom
- Three piece bathroom
- Gardens & off road parking

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Hallway

Door from the communal hallway. Built in storage cupboard, coved ceiling and radiator.

Lounge 13'6 x 10'6 (4.11m x 3.20m)

uPVC double glazed window to the front, coved ceiling and radiator.

Kitchen 10'10 (3.30m)

uPVC double glazed window to the front. A range of matching fitted wall and base units with a rolled edged worktop over. Space for appliances. Incorporating a single unit sink with mixer tap and splash tiling. Radiator.

Bedroom 12'10 x 8'6 (3.91m x 2.59m)

uPVC double glazed window to the rear and radiator.

Bathroom 4'11 x 10'4 (1.50m x 3.15m)

uPVC double glazed opaque window to the side. A three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment and radiator.

Externally

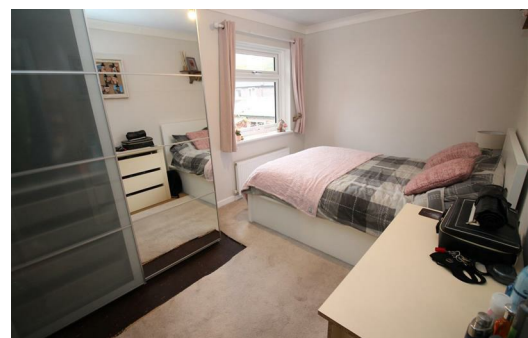
Externally there are maintained mainly lawned gardens with access to the off road parking located to the rear. There is a garage located to the rear.

Management information

We have been advised by our clients that the monthly management fee is £75.00. This pays for the ground rent, building insurance, maintenance of the internal communal and external areas.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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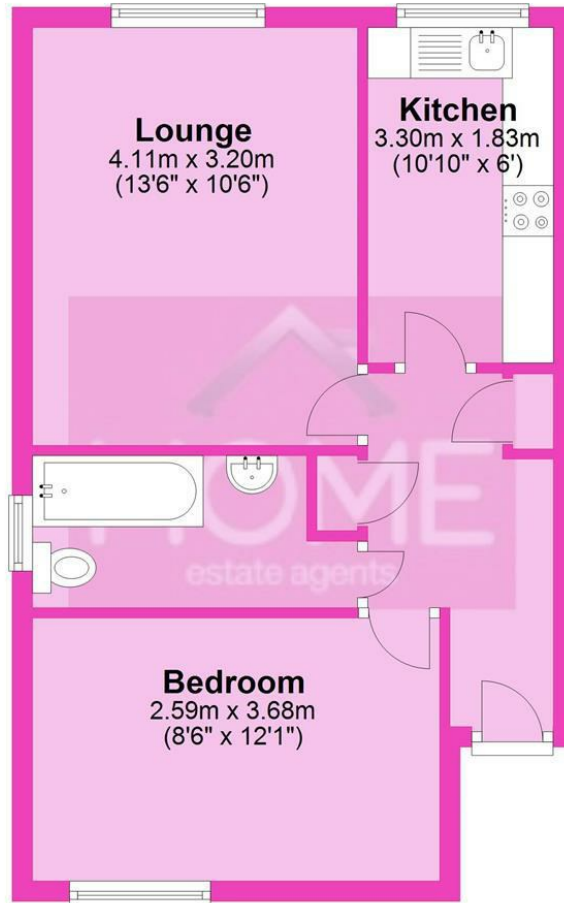
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Ground Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Total area: approx. 40.5 sq. metres (436.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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