



## Adlington House Moorside Road Urmston Manchester M41 5TS

### £179,950

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to bring to the market with no vendor chain this charming ground floor one bedroom apartment Exclusively for the over 60s. This apartment is in exceptional condition & must be viewed to be appreciated. The location is set back from Moorside road and is within a short walk from all amenities and Trafford General Hospital. The accommodation comprises welcoming hallway, shower room, kitchen, lounge and double bedroom. The property is double glazed and warmed by energy efficient electric heating. Externally there are pleasant grounds surrounding Adlington House. Benefiting from landscaped gardens, patio areas, vegetable patch and ample off-road parking. To book your viewing call the team at HOME.

- No chain
- Resident restaurant & lounge
- Spacious shower room
- Large bedroom
- Ground floor
- Lounge
- Convenient location
- Retirement apartment
- Modern fitted kitchen
- Well presented

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**Hallway 7'7" x 8'10" (2.33 x 2.71)**

Door from communal hallway. Large built in storage cupboard.

**Lounge 12'9" x 18'11" (3.89 x 5.79)**

UPVC double glazed French doors leading to the communal, well presented gardens. Wall mounted storage heater and television point. Feature fire surround, and half housing and electric fire.

**Kitchen 10'6" x 8'3" (3.22 x 2.53)**

UPVC double glazed window. Comprehensive range of matching fitted wall and base units with a wooden effect worktop over. Incorporating a 1 1/2 unit sink with mixer tap. Integrated electric hob with stainless steel splashback and extractor fan. Integrated oven, microwave, dishwasher And fridge freezer. Over counter lighting and tiled floor.

**Bedroom 18'0" x 11'3" (5.50 x 3.43)**

UPVC double glazed window and storage heater. Large built-in double wardrobe with ample hanging and shelving space.

**Shower room 8'7" x 6'3" (2.62 x 1.93)**

Three piece suite comprising low-level WC, wash hand basin and walk-in shower cubicle with glass screen. Tiling to complement, ladder radiator, spotlights and extractor fan.

**Externally**

Externally there are pleasant grounds surrounding Adlington House. Benefiting from landscaped gardens, patio areas, vegetable patch and ample off-road parking.

**Management information**

We have been advised by our clients that the property is leasehold with an monthly management fee approximately £144.00 per week and the ground rent is £629.00 per annum. This covers the cost of all communal areas, both internal and external. The cost of a site manager, emergency access points and buildings insurance.

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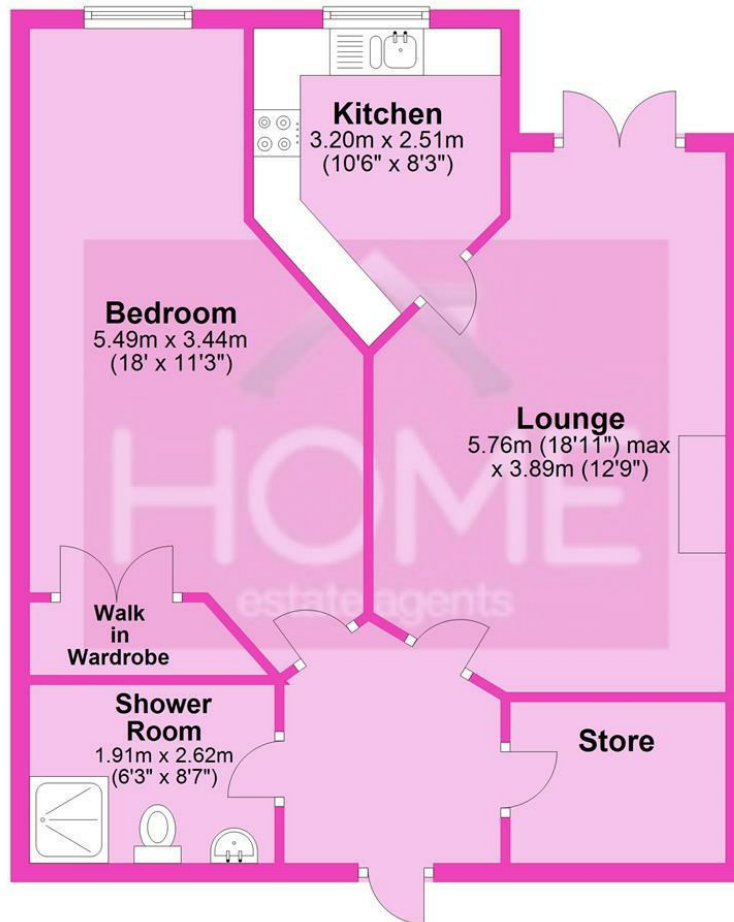
Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





## Ground Floor

Approx. 63.0 sq. metres (677.8 sq. feet)



Total area: approx. 63.0 sq. metres (677.8 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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