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Apartment 8, Adlington House Moorside Road Urmston Manchester £280,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this beautifully appointed two bedroom ground floor retirement apartment situated in a luxurious Adlington House. Benefiting from direct access to the southerly facing gardens and being in genuine 'move in' condition, we feel an early viewing is essential. In brief the property comprises a spacious welcoming hallway, lounge diner, modern fitted kitchen, the two well proportioned double bedrooms, ensuite wet room and three piece contemporary bathroom suite. The property is warmed by electric heaters and is fully UPVC double glazed. Adlington House boasts a communal lounge, bistro, hairdresser and beautifully maintained gardens. Externally along with the gardens there are residents parking spaces. Ideally positioned for transport links, local amenities and Trafford General Hospital. To book your viewing call the team at HOME.

- Ground floor
- Spacious lounge
- Ensuite wet room
- High standard of finish
- Direct access to gardens
- Modern kitchen
- Beautiful gardens
- Two bedrooms
- Contemporary bathroom
- Residents parking



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Hallway

Door from communal hallway, built in storage cupboard, built in utility store housing appliances and electric heater. Wooden effect flooring.

Lounge 11'3" x 22'6" (3.45m x 6.88m)

Feature fire surround, back and hearth housing and electric fire. Wooden effect flooring, door through to the kitchen and electric heater. UPVC double glazed French doors leading directly to the southerly facing gardens.

Kitchen 10'8" x 8'1" (3.26m x 2.48m)

Comprehensive range of matching fitted wall and base units with a wooden effect worktop over. Integrated hob, oven and extractor fan. Integrated dishwasher and fridge freezer. Incorporating a one and a half unit sink with mixer tap. Over counter lighting, tiled floor, plinth heater and UPVC double glaze window.

Bedroom one 17'7" x 10'6" (5.38m x 3.22m)

uPVC double glazed window, wooden effect flooring and electric heater. Built in wardrobe with ample hanging and shelving space.

Ensuite wet room 8'3" x 6'6" (2.52m x 2.00m)

A three piece white room comprises low level WC, wash hand basin and large walk in shower cubicle with glass screen. Tiling to compliment and towel radiator.

Bedroom two 12'7" x 14'2" (3.85m x 4.33m)

UPVC double glaze window and electric heater.

Bathroom 8'10" x 6'1" (2.70m x 1.86m)

A contemporary three piece suite comprises low level WC, wash hand basin and P-shaped bath with shower over. Tiling to complement, wooden effect flooring and towel radiator.

Externally

Externally there are beautifully manicured gardens comprises several patio areas, lawn sections, vegetable patch and mature borders. There is ample off-road parking for residents and space for visitors. The gardens directly from the apartment are southerly facing and benefit from not being overlooked.

Management information

We have been advised by our clients that the property is leasehold with an monthly management fee approximately £633pcm. 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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Company Registration numbers Monston - 9262084 Urmston - 04331861 Stretford - 08259553



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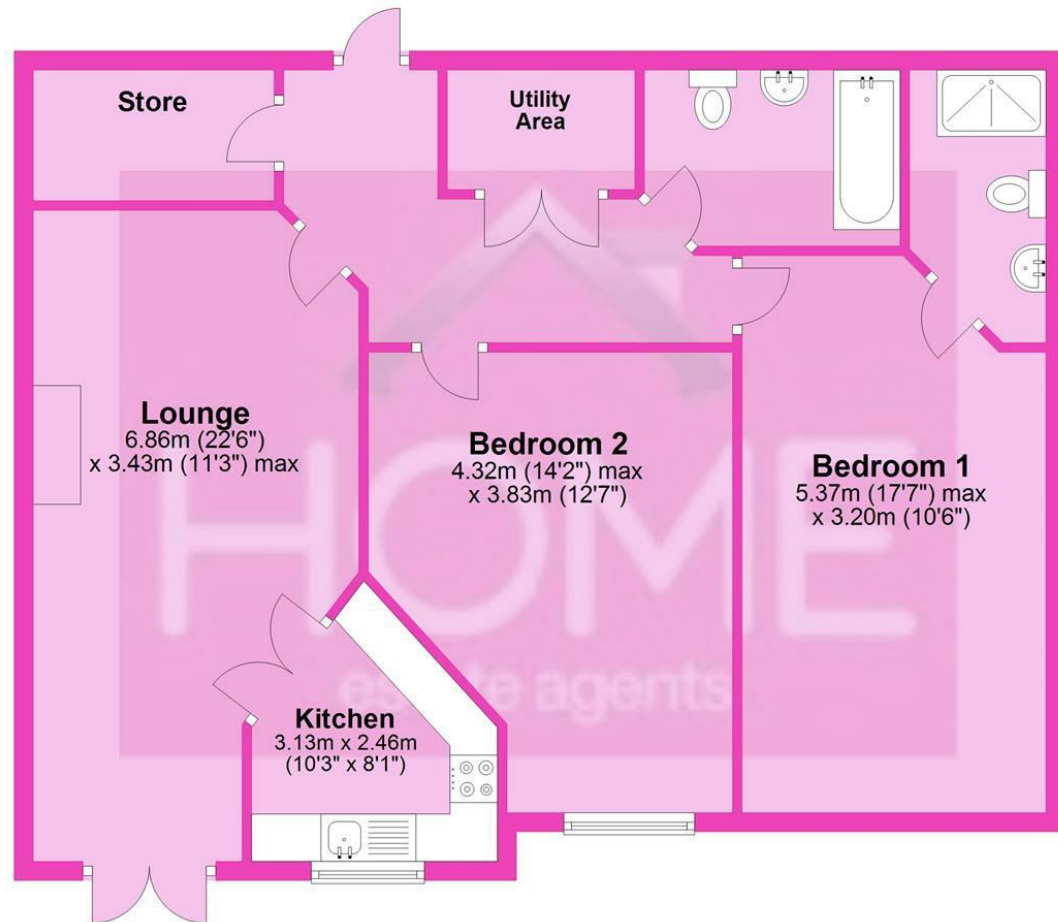
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Ground Floor

Approx. 85.9 sq. metres (924.6 sq. feet)



Total area: approx. 85.9 sq. metres (924.6 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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