

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ
🐦 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
🐦 @homeinstretford

Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ
🐦 @homeinmonton



Ashfield Court Ashfield Road Urmston Manchester M41 9AW

Offers in the region of £110,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this one double bedroom ground floor flat which is being sold with no vendor chain. The development is for the over 50's & benefits from a town centre location. In brief the accommodation comprises entrance porch, lounge, fitted kitchen, inner hallway, bedroom & three piece shower room. The property is warmed by gas central heating & is fully uPVC double glazed. Externally there are pleasant, well maintained gardens along with a car park for off road parking. Ideally placed for transport links & access to the areas ever growing amenities. To book your viewing call the team at HOME.

- Over 55's ground floor flat
- Double bedroom
- Gas central heating
- sold with no vendor chain
- Lounge
- Shower room
- Communal gardens
- Kitchen
- uPVC double glazed
- Communal parking



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Entrance porch

uPVC double glazed door to the front. Entrance to the hallway.

Lounge 14'0" x 9'4" (4.27m x 2.85m)

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

Kitchen 9'10" x 6'6" (3.00m x 2.00m)

uPVC double glazed window to the front and radiator. A range of matching fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Splash tiling. Integrated hob, oven and extractor fan. Space for other appliances.

Inner hallway

Built in storage cupboard.

Bedroom 11'1" x 7'4" (3.39m x 2.25m)

uPVC double glazed window to the rear and radiator.

Shower room 6'6" x 6'6" (2.00m x 2.00m)

uPVC double glazed opaque window to the front and radiator. A three piece suite comprises low level WC, wash hand basin and walk in shower cubicle. Tiling to compliment.

Externally

There are pleasant, well maintained gardens along with a car park for off road parking.

Tenure & management information

The property is only available to clients of 55 years or older. We have been advised by our clients that the property is leasehold. The monthly management fee is £35.00 which covers the ground rent, maintenance of the communal gardens and the 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.

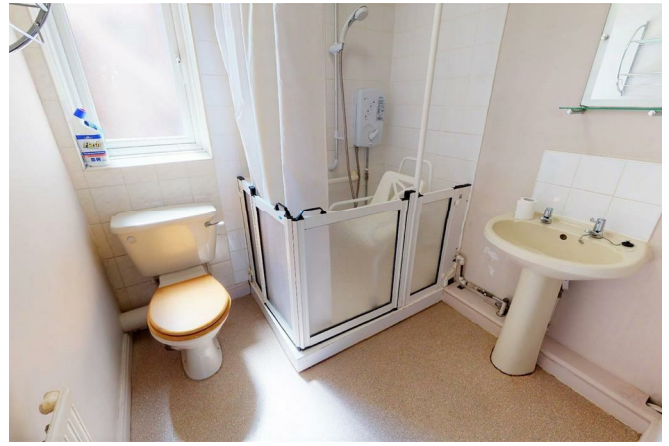


LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



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



LOCAL EXPERTS THAT GET YOU MOVING

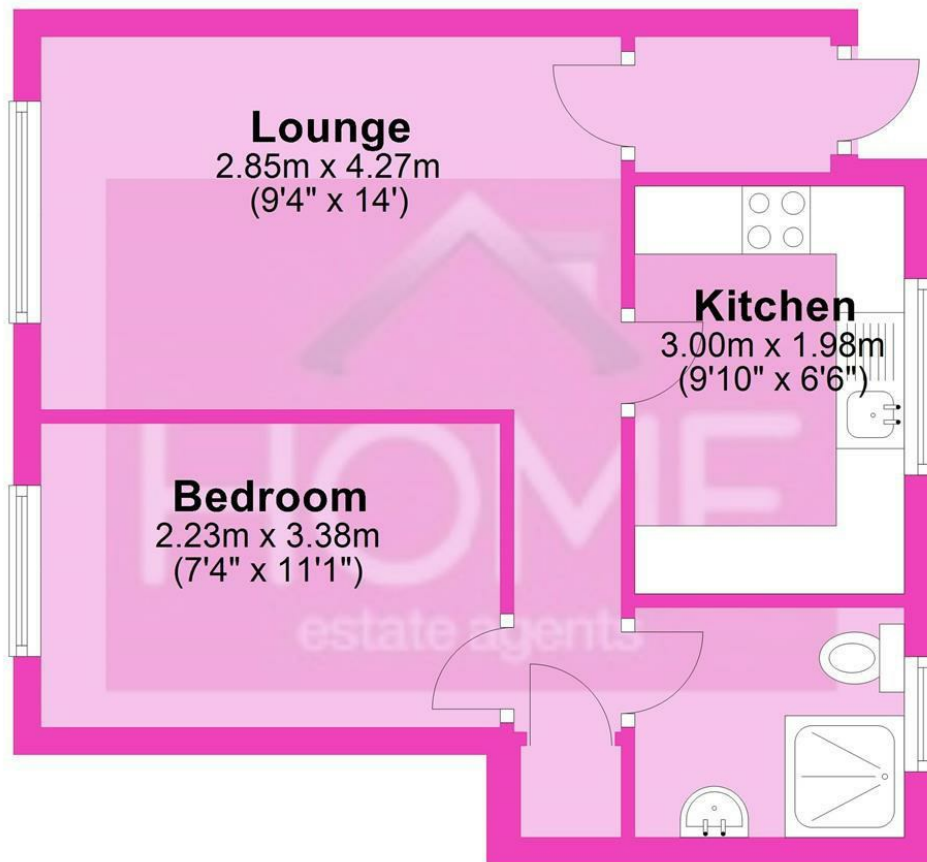
 www.homeestateagents.com



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

Ground Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 33.3 sq. metres (358.7 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		
England & Wales	EU Directive 2002/91/EC	



LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



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