



1 Hazelwood Court Derby Road Urmston M41 0UF

£169,999

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this two bedroom ground floor flat which is being sold with no vendor chain. In brief the accommodation comprises welcoming hallway, lounge, fitted kitchen, the two well proportioned bedrooms & wet room. The property is uPVC double glazed & is warmed by electric heater. Externally there are pleasant communal gardens & residents parking. The flat benefits from a garage. Ideally placed for the ever growing amenities of the area, transport links & Trafford General Hospital. To book your viewing call the team at HOME.

- Ground floor
- Lounge
- uPVC double glazed
- Parking & garage
- Two bedrooms
- Fitted kitchen
- Warmed by electric heater
- Sold with no vendor chain
- Wet room
- Communal gardens

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Hallway

Door from communal hallway. Storage cupboard.

Lounge 15'9" x 10'5" (4.82m x 3.19m)

uPVC double glazed window and uPVC double glazed door. Electric heater.

Kitchen 9'7" x 6'9" (2.94m x 2.08m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Space for appliances. uPVC double glazed window.

Bedroom one 11'7" x 9'6" (3.54m x 2.92m)

uPVC double glazed window and electric heater. A range of fitted wardrobes with ample hanging and shelving space. Fitted vanity mirror.

Bedroom two 9'11" 6'11" (3.04m 2.13m)

uPVC double glazed window and electric heater.

Wet room

A three piece suite comprises low level WC, wash hand basin and shower. Built in storage cupboard and uPVC double glazed window.

Externally

Externally there are well maintained gardens along with ample off road parking. The flat benefits from its own garage.

Tenure & management information

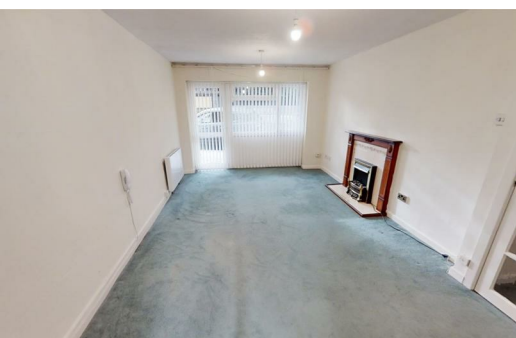
The property is leasehold with an annual ground rent £25.00 payable and a monthly management fee of £77.00.

Council tax

The property is council tax band B.

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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Ground Floor

Approx. 49.1 sq. metres (528.4 sq. feet)



Total area: approx. 49.1 sq. metres (528.4 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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