

Urmston Office

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

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
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Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ
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Apt 49 New Belvedere Close Stretford Manchester M32 0EG

£139,999

IDEAL FOR FIRST TIME BUYERS !! HOME ESTATE AGENTS are pleased to bring to the market this well presented first floor apartment offering open plan living being sold with no onward chain. In brief the property comprises of, communal entrance, hallway, open plan living area, master bedroom with en-suite and walk in wardrobe, second bedroom and bathroom. Externally there are communal gardens and private carpark, the property also benefits from being fully UPVC double glazed with electric heating. Ideally located just a stones throw from Stretford Mall with its ever popular food court and bars and excellent transport links including Stretford Metro Link station just a short walk away offering easy access into Manchester city centre, Media city and the Trafford centre. To arrange a viewing call HOME Stretford 0161 871 3939.

- !! CHAIN FREE !!
- IDEAL FOR FIRST TIME BUYERS OR BUY TO LET
- Open plan living
- Master bedroom
- En-suite and walk in wardrobe
- Second double bedroom
- Bathroom
- Private parking
- Great transport links
- Early viewing advised

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Communal entrance

Door intercom system and stairs to all floors

Hallway

Wood front door leading in, intercom, large storage cupboard and wall mounted electric heater.

Open plan living area

UPVC double glazed windows to the front elevation, laminate floor, tv point, selection of wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, single oven, electric hob, extractor and wall mounted electric heater.

Master bedroom

UPVC double glazed window to the front elevation, walk in dressing area and electric wall mounted heater.

En-suite

Three piece fitted shower suite comprising of, shower cubicle with thermostatic mixer shower, low level w/c, sink with pedestal and tiled to compliment.

Bedroom Two

UPVC double glazed window to the front elevation and wall mounted electric heater.

Bathroom

Three piece fitted bathroom suite comprising of, bath fitted with shower and glass screen, low level w/c, sink with pedestal and tiled to compliment.

Important Information

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

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



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Ground Floor

Approx. 61.9 sq. metres (666.2 sq. feet)



Total area: approx. 61.9 sq. metres (666.2 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		
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