

Urmston Office

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

Stretford Office

0161 871 3939
145 Barton Road, Stretford
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Monton Office

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114 The Hawthorns Edge Lane Stretford Manchester M32 8QA

£85,000

RETIREMENT APARTMENT !! HOME ESTATE AGENTS are delighted to offer for sale this one double bedroom popular retirement apartment situated on the Stretford / Chorlton border with 24 hours assistance. In brief the property comprises of communal halls and communal social room, guest suites, laundry room, entrance hallway from communal hall, lounge, modern fitted kitchen, double bedroom, walk in shower room with W/C, loft access. The property is surrounded with beautiful well kept gardens, there is also a larger car park to the rear providing parking for residents and guests, the metro-link is only a short walk away and there is a bus stop nearby. There are social events held at the property that residents can choose to take part in such as coffee mornings and bingo, a newly installed lift is also on hand to provide access to all floors. To view this property call HOME on 0161 871 3939.

- BEING SOLD WITH NO VENDOR CHAIN
- CHORLTON BORDER
- 24 hour assistance
- Lounge
- Modern fitted kitchen
- Walk in shower
- Bedroom
- Communal room
- Popular development



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Hallway

Front door leading in, large storage cupboard with mirrored doors.

Lounge 18'3 x 10'4 (5.56m x 3.15m)

UPVC double glazed window to rear, TV point, Telephone socket, up lights, electric fire with wooden surround, electric storage heater.

Kitchen

Range of wall and base units with roll edge work surface, sink and drainage board with mixer tap incorporated, built in single oven, four burner electric hob, integrated fridge, integrated freezer, tile effect flooring.

Bedroom 16'6 x 8'11 (5.03m x 2.72m)

UPVC double glazed window to rear, built in wardrobes and dressing table,

Bathroom

Walk in shower electric, low level W/C, pedestal sink, tiled walls to compliment, tile effect flooring, extractor fan,

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.



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



LOCAL EXPERTS THAT GET YOU MOVING

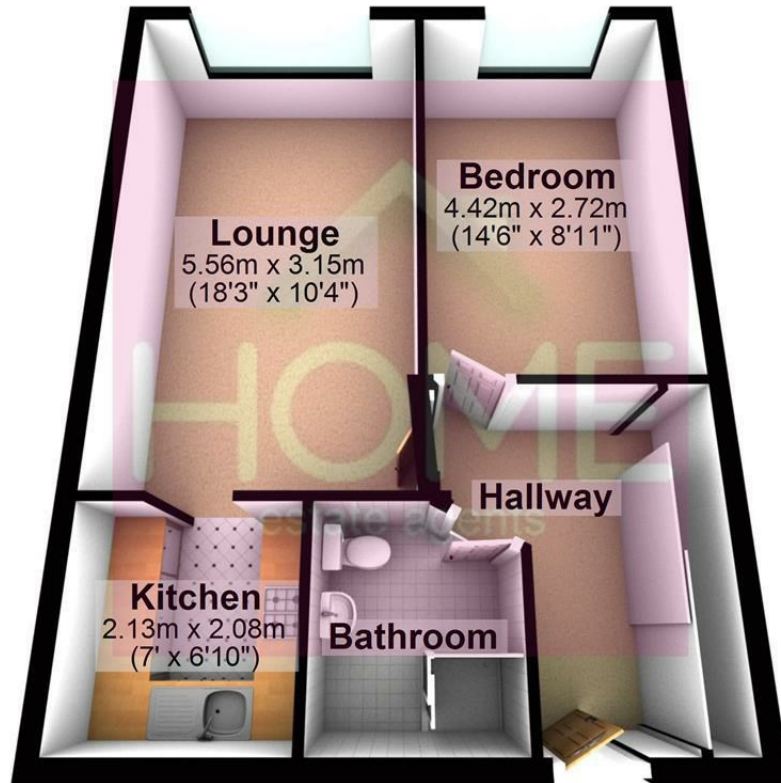
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Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



Total area: approx. 46.4 sq. metres (499.5 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		
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