

Urmston Office

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Stretford Office

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5 Peter Wood Gardens Stretford Manchester M32 9EP

75% Shared ownership £145,000

OVER 55's GROUND FLOOR RETIREMENT FLAT !! HOME ESTATE AGENTS are pleased to bring to the market this immaculately presented two bedroom ground floor retirement property situated on a quiet development with low service charges and located on the Urmston border. In brief the property comprises of, entrance hallway, lounge, kitchen, two bedrooms and a modern shower room. the property benefits from being fully UPVC double glazed and is gas central heated with a recently installed Worcester combination boiler. Externally to the front of the property is a private parking area and to the rear a mainly lawned garden with patio area. located on the Urmston border with great transport links and good local amenities. To arrange a viewing call HOME Stretford 0161 871 3939

The property is 75% Shared ownership with no rent payable

Current service charge £37.42 per calendar month

- OVER 55's RETIREMENT PROPERTY
- Lounge
- Storage cupboard
- Quiet location
- GROUND FLOOR
- Kitchen
- Low service charges
- Two bedroom
- Shower room
- Off road parking

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Hallway

Composite double glazed door leading in, laminate floor, large storage cupboard and single panel radiator.

Lounge

UPVC double glazed window to the rear elevation, ceiling coving, TV point and single panel radiator.

Kitchen

UPVC double glazed window to the side elevation, selection of wall and base units, fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, tiled splash backs, laminate floor, wall mounted Worcester combination boiler and double panel radiator

Bedroom One

UPVC double glazed window to the rear elevation, fitted wardrobes and single panel radiator.

Bedroom Two

UPVC double glazed window to the front elevation, fitted wardrobes and single panel radiator.

Bathroom

Three piece fitted shower suite comprising of, corner shower cubicle with thermostatic mixer shower, vanity sink unit, low level w/c, tiled to compliment and heated chrome towel radiator.

Externally

To the front of the property is a private parking area and to the rear a mainly lawned garden with patio area.

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



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Ground Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



Total area: approx. 52.6 sq. metres (566.4 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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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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