

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



34 Braeside, Urmston Lane Stretford Manchester M32 9DD

£85,000

OVER 60's RETIREMENT APARTMENT IN GENUINE MOVE IN CONDITION !! HOME ESTATE AGENTS are delighted to bring to the market this one bedroom retirement apartment for over 60's situated in the ever popular Braeside on the Stretford/Urmston border. In brief the property comprises of a communal entrance and communal hallway, private entrance hall, lounge/dining room, fitted kitchen, bedroom with fitted wardrobe and modern fitted three piece shower suite with double shower cubicle. The property is warmed by electric storage heaters and is fully UPVC double glazed. This very popular development has a lot to offer residents, there is an in house manager for your every need and a communal lounge which hosts a wide range of events including regular coffee mornings and games. There is also a laundry room and lift which takes you to all floors, a guest bedroom which can be booked by appointment for an overnight stay. There is a car park for visitors and also an option to have your own parking space in the private car park. Externally to all sides there are pleasant and well maintained gardens which you can sit out in, to the front of the property there is a bus stop which will take you towards the Trafford Centre and Urmston and the other way to Manchester City Centre and Chorlton. To arrange viewing call HOME on 0161 871 3939.

- OVER 60'S RETIREMENT APARTMENT
- Bay fronted lounge
- Stylish shower room
- STRETFORD / URMSTON Border
- Modern kitchen
- Communal lounge
- Genuine move in condition
- Spacious bedroom
- Bus stop right outside the door

LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Communal lounge

A large room where residents share tea and coffee mornings, card games, birthday parties and other social gatherings, there is also a kitchen that residents can use near the communal room.

Entrance hallway

Intercom system, 24 hour assistance intercom.

Lounge 13'8 x 11'7 (4.17m x 3.53m)

UPVC double glazed bay window to front, spotlights, TV point, Telephone point, electric fire with surround, electric storage heater

Kitchen

UPVC double glazed window to side, range of wooden wall and base units with a roll edge work surface, incorporated in the work surface is a stainless steel 1.5 sink and drainage board, tiled walls to compliment, built in electric hob, built in extractor fan above, built in single electric oven, space for a fridge freezer, tile effect flooring.

Bedroom 12'10 x 8'2 (3.91m x 2.49m)

UPVC double glazed window to rear, electric storage heater, spotlights, TV point, built in double wardrobe with mirrored doors.

Shower room

Three piece fitted shower suite comprising of, double shower cubicle fitted with electric shower, back to wall low level W/C, matching vanity sink unit and tiled to compliment.

Externally

To the front of the property is car park with beautiful lawned gardens and mature shrubs leading down the side, to the rear is a further car park with garden areas.

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

 www.homeestateagents.com



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



LOCAL EXPERTS THAT GET YOU MOVING

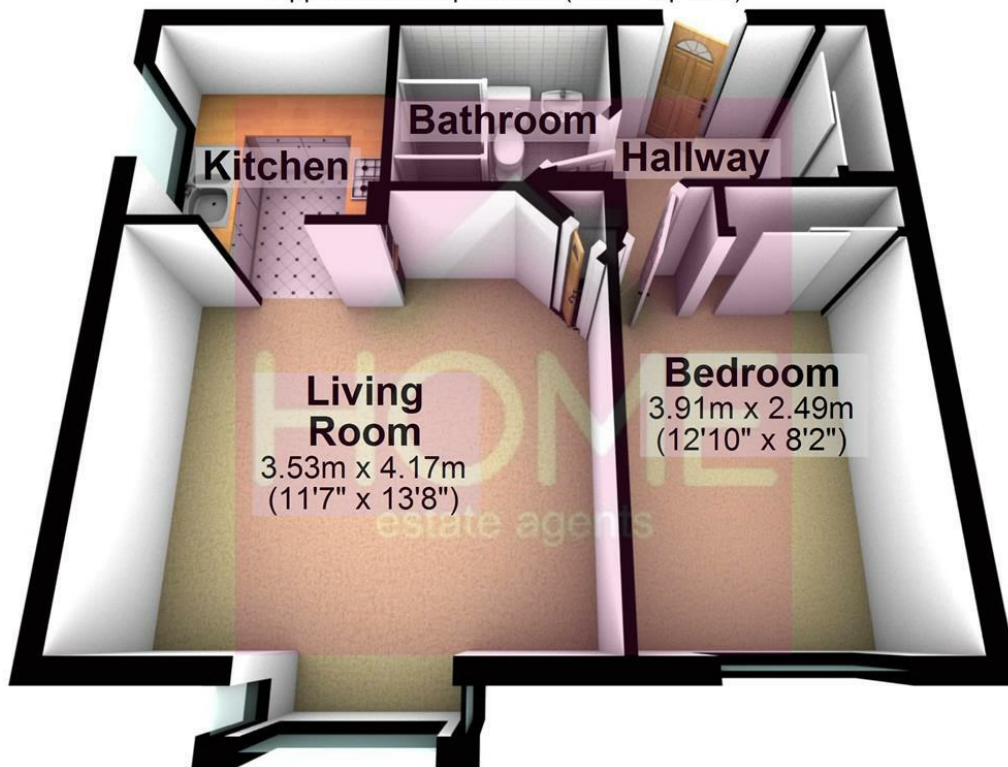
www.homeestateagents.com



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

Ground Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



Total area: approx. 39.1 sq. metres (420.9 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 Mon-ton - 9262084 Urmston - 04331861 Stretford - 08259553