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Monton Office

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Apartment 4 Ellesmere House Sandwich Road Ellesmere Park

£215,000

DIRECT ACCESS TO THE COMMUNAL GARDENS! NO VENDOR CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this stunning, lower ground floor apartment which has the added benefit of direct access to the communal gardens of the development and a lift to access all floors. Being situated to the rear of the development and being surrounded by mature trees and shrubs the property has the feel of your own garden space to the rear. The accommodation comprises hallway with storage, open plan living space including the lounge, dining area and modern fitted kitchen, two bedrooms, master bedroom with shower room and fitted bathroom suite. Externally there is access to the communal gardens along with secure and gated parking available for residents and guests. Located on the ever sought after and gated Ellesmere House development the property is sure to prove a hit so call HOME On 01617898383 to view! Ideally offered with NO VENDOR CHAIN!

- DIRECT ACCESS TO THE COMMUNAL GARDEN!
- LOWER GROUND FLOOR APARTMENT!
- Two bedroom apartment
- Spacious hallway
- Lounge with bay window dining area
- Fitted kitchen
- En-Suite to master bedroom
- Fitted bathroom suite
- Gated and popular Ellesmere Park development
- NO VENDOR CHAIN!



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084, Urmston - 04531861, Stretford - 08259553

Hallway 9'7 x 7'7 (2.92m x 2.31m)

Wood effect flooring, built in storage cupboard and single panel radiator.

Lounge and Dining area lounge 17'1" x 11'1" dining area 39'4" x 3'3" x 36'1 (lounge 5.21m x 3.38m dining area 12'1 x 11'5)

Open plan living comprising lounge, dining and kitchen areas. Lounge opening up to impressive bay complete with two sets of French doors leading to the rear with direct access to the communal garden area.

Kitchen 8'8 x 7'8 (2.64m x 2.34m)

Fitted with modern wall and base units, roll edge worktops, sink unit, space for washing machine, space for fridge freezer, gas hob and electric oven, tiled to complement, wall mounted boiler and double glazed window to side.

Bedroom One 14'8 x 8'7 (4.47m x 2.44m)

Wooden double glazed window to rear, double panel radiator, double built in wardrobe,

En-Suite shower room 6'4 x 5'0 (1.93m x 1.52m)

Fitted with shower cubicle, low level W/C, sink unit, tiled to complement, extractor fan and double panel radiator.

Bedroom Two 11'6 x 7'6 (3.51m x 2.29m)

Wooden double glazed window to rear, single panel radiator and wood effect flooring.

Bathroom 8'9 x 5'8 (2.67m x 1.73m)

Fitted with three piece bathroom suite comprising panelled bath, low level W/C, wash hand basin. Double panel radiator and tiled to complement.

Tenure

We are advised that the property is leasehold. There is a monthly service charge of approx. £125.00pcm and an annual ground rent charge of approx. £200.00 per annum.

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.

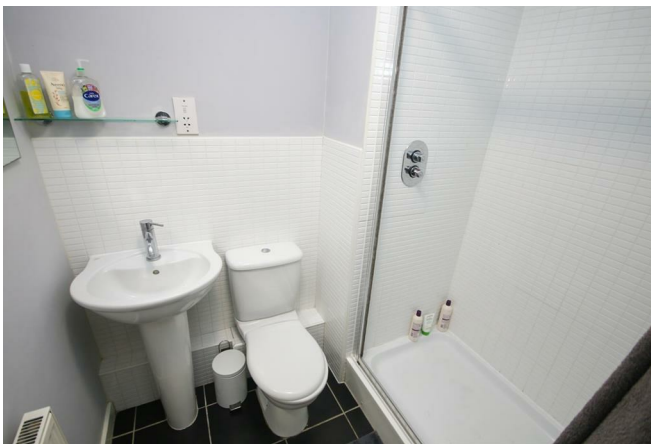


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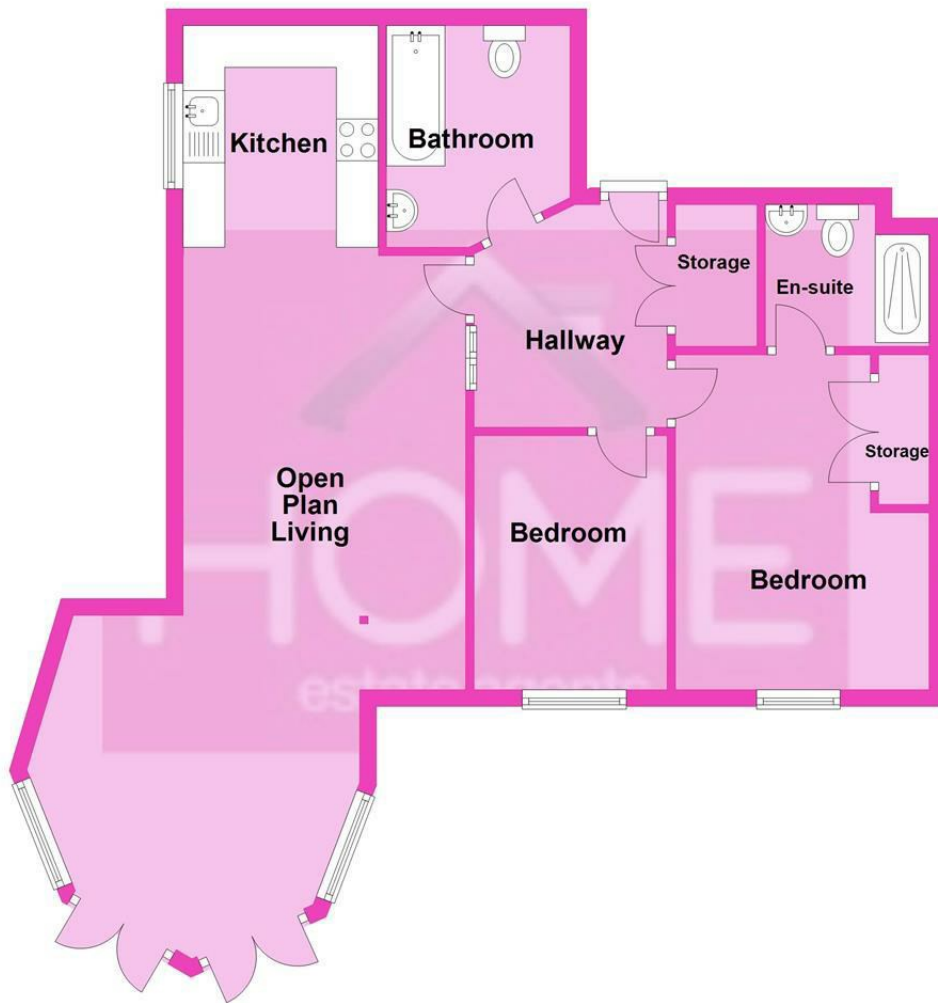
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Ground Floor

Approx. 72.8 sq. metres (784.0 sq. feet)



Total area: approx. 72.8 sq. metres (784.0 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	



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