



143 Moorside Road, Ashbourne Gardens  
Urmston  
M41 5RJ

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



Ashbourne Gardens, 143  
Moorside Road  
Urmston  
Manchester  
M41 5RJ



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75% Shared Ownership  
£120,000

**\*AN ATTRACTIVE GROUND FLOOR RETIREMENT APARTMENT\*** Suitable for the over 55 age group. With its' own entrance door. Gas central heating system - combination boiler. UPVC double glazed windows. Well appointed shower room/WC. Lounge, kitchen and double bedroom. Set within delightful, well tended communal grounds. Parking areas for residents. Occupying a most convenient location. Across Moorside Road from Trafford General. No ongoing vendor chain. Shared ownership arrangement (75%). Estimated annual service charge less than £1000. Virtual Tour Available.

### **Vestibule**

With a double glazed entrance door and a further door to:

### **Lounge**

With a radiator and a double glazed bay window to the front.

### **Inner Hall**

With a radiator and a substantial storage cupboard off.

### **Kitchen**

With a single drainer stainless steel sink unit and range of cupboard units and working surfaces. Cooker point, plumbing is provided for an automatic washing machine and there's a double glaze window overlooking the garden. The 'Glo-worm' combination gas central heating boiler is located here. Tiled areas, radiator and an extractor fan.

### **Bedroom**

With a radiator and a double glazed window to the rear.

### **Shower Room/WC**

With a walk-in shower compartment, pedestal wash handbasin and low level WC. Radiator, extractor fan and tiled areas.

### **Outside**

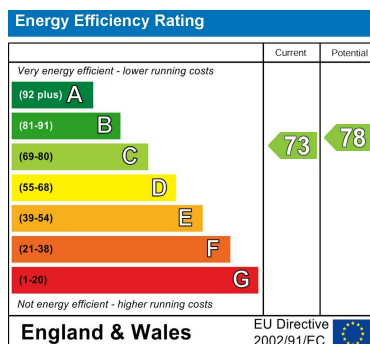
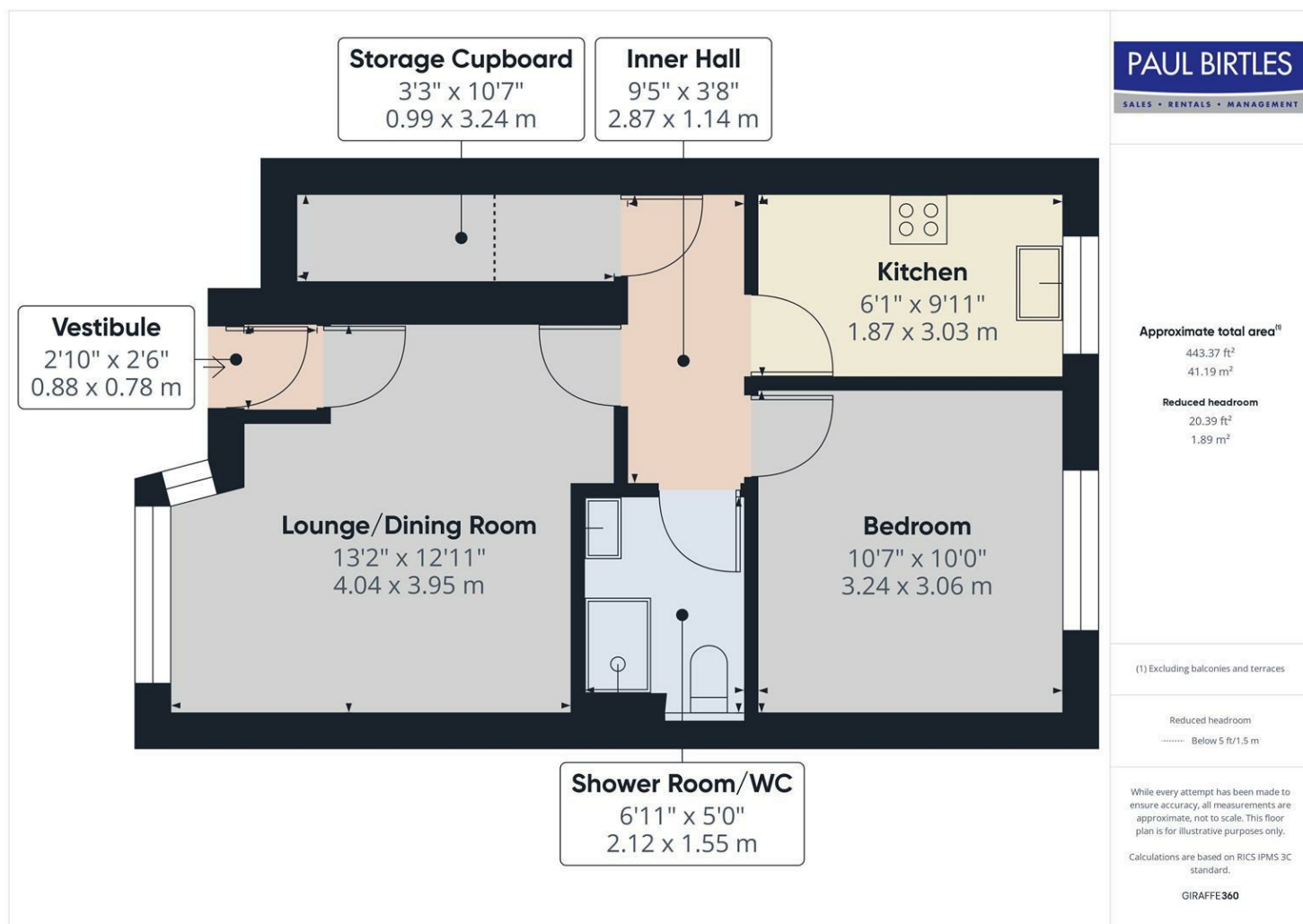
The development stands within well tended, communal grounds that incorporate residents only parking facilities.

### **Additional Information**

We are advised by the vendor that a service charge is payable, the estimated cost the period 01/10/2024 - 30/09/2025 is £969.50.







Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

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