



jordan fishwick

Flat 29 The Hawthorns, Edge Lane, Stretford, M32 8QA

Guide Price £150,000



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Edge Lane, Stretford,
Manchester, M32 8QA**
Guide Price £150,000



The Property

*****NO CHAIN***** A simply delightful TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT located to the rear of the well regarded 'The Hawthorns' development, benefitting from SOUTHERLY VIEWS OVER COMMUNAL GARDENS. This splendid property, available to those over 60 (55 for couples) will prove ideal for those looking to downsize while remaining in a central location as the property is well placed for all local amenities, transport links and Longford Park. The property provides spacious and light accommodation throughout and further benefits from having had both kitchen and shower room recently refitted. The accommodation briefly comprises: communal entrance hallway with stairs and lift to all floors, entrance hall with large fitted storage cupboards, 17ft lounge/dining room with dual aspect windows and superb views over well maintained communal gardens, kitchen, two good sized bedrooms, each with fitted wardrobes and shower room fitted with a modern three piece suite. Double glazing and electric heating have been installed throughout. Residents benefit from use of a delightful communal lounge area and kitchen facilities, well maintained communal gardens which have been mainly laid to lawn and there is a house manager and there is a 24-hour emergency care line response system installed. An internal viewing of this fine home is highly recommended. Council Tax: B. EPC: C.

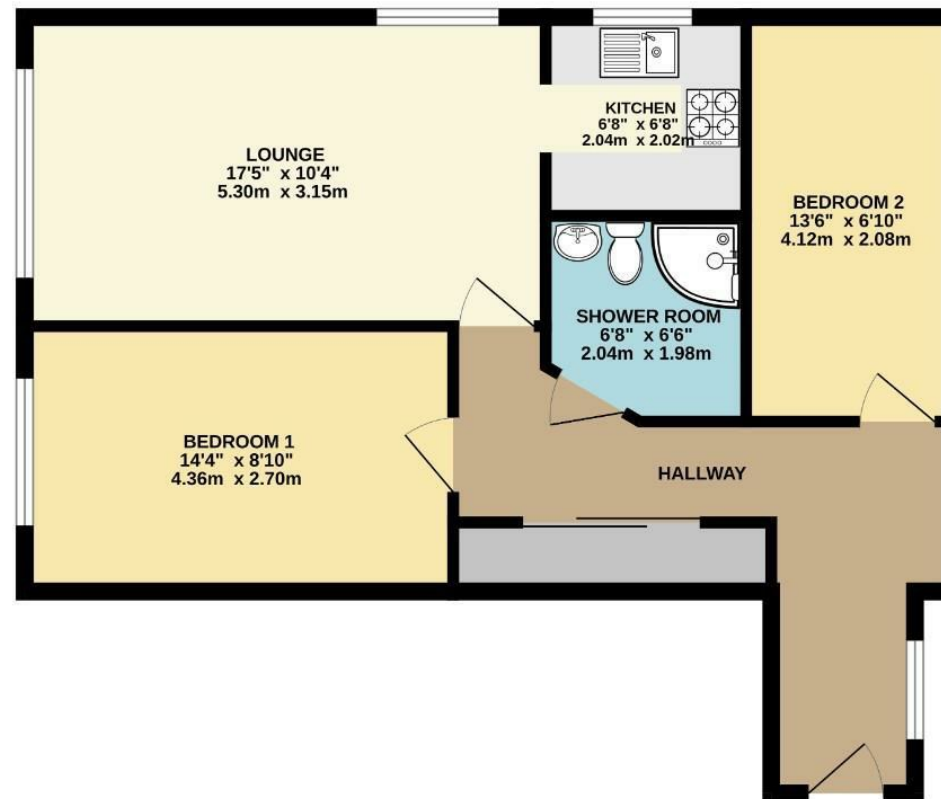
- NO CHAIN
- Delightful first floor apartment available to those over 60 (55 for couples).
- Quiet position located to the rear of the development
- Delightful southerly views over communal gardens
- Communal residents lounge with kitchen facilities and laundry room
- Well placed for local amenities, transport links and parks
- Stairs and lift to all floors
- Recently refitted kitchen and shower room
- Council Tax: B. EPC: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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	



FIRST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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