



## Adlington House Moorside Road Urmston Manchester M41 5TS

### Open to offers £240,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this beautifully appointed two bedroom first floor retirement apartment situated in a luxurious Adlington House. Benefiting from private balcony and being in genuine 'move in' condition, we feel an early viewing is essential. In brief the property comprises a spacious welcoming hallway, spacious lounge, modern fitted kitchen, the two well proportioned double bedrooms & three piece contemporary shower room. The property is warmed by electric heaters and is fully UPVC double glazed. Adlington House boasts a communal lounge, bistro, hairdresser and beautifully maintained gardens. Externally along with the gardens there are residents parking spaces. Ideally positioned for transport links, local amenities and Trafford General Hospital. To book your viewing call the team at HOME.

- Luxury retirement living
- Modern kitchen
- Residents bistro
- Residents parking
- Two double bedrooms
- Contemporary shower room
- Residents hairdressers
- Large lounge
- Private balcony
- Beautiful gardens

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### Hallway

Large built in storage cupboard and separate store room. Intercom point.

### Lounge 11'3" x 22'8" (3.43m x 6.92m)

uPVC double glazed French doors leading to the balcony. Feature fireplace housing an electric fire. Electric heater.

### Kitchen 7'10" x 10'11" (2.40m x 3.34m )

A range of fitted base and wall cupboard units with worktop over. Incorporating an oven, hob and extractor. Integrated fridge and freezer, a uPVC double glazed window and spotlighting. Incorporating a single unit sink with mixer tap.

### Bedroom one 9'9" x 15'0" (2.97m x 4.57m)

uPVC double glazed window and electric heater.

### Bedroom two 9'7" x 15'0" (2.92m x 4.57m )

uPVC double glazed window and electric heater.

### Shower room 6'0" x 8'2" (1.85m x 2.50m)

A three piece suite comprises low level WC, vanity wash hand basin and walk in shower cubicle. Tiling to compliment, towel radiator and extractor fan.

### Externally

Adlington House boasts a communal lounge, bistro, hairdresser and beautifully maintained gardens. Externally along with the gardens there are residents parking spaces.

### Management information

We have been advised by our clients that the property is leasehold with an monthly management fee approximately £726.79pcm. This covers the cost of all communal areas, both internal and external. The cost of a site manager, emergency access points and buildings insurance.

### Well being service

Adlington House, Urmston benefits from a wellbeing service which assesses and monitors the physical, emotional and spiritual wellbeing of all residents, to enable people to remain as independent as possible and to reduce the risk of social isolation and loneliness. Residents' personal wellbeing can change at different times and some residents may use the service more frequently than others.

### Council tax

The property is council tax band B.

### Property disclaimer

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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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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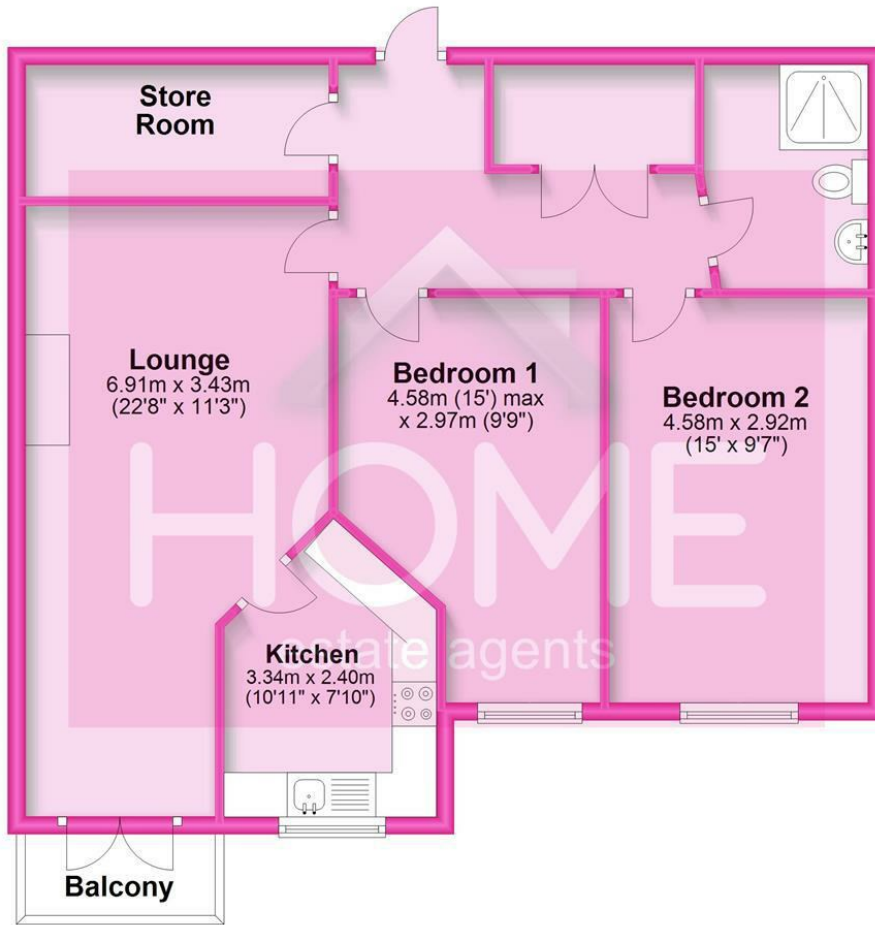
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## Ground Floor

Approx. 74.6 sq. metres (803.1 sq. feet)



Total area: approx. 74.6 sq. metres (803.1 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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