



6 Ashfield Court Ashfield Road Urmston Manchester M41 9AW Offers in the region of £130,000

NO CHAIN! HOME ESTATE AGENTS a privileged to offer for sale this one double bedroom first floor retirement property situated within the popular Ashfield Court. The development is exclusively for the over 60s and all flats benefit from their own private entrance. In brief the property comprises welcoming hallway, spacious lounge, fitted kitchen, the double bedroom and three piece bathroom suite. The property is warmed by gas central heating and its UPVC double glazed. Externally there are well maintained gardens to both the front and the rear along with off road parking for residents as well as guests. As the property is being sold with no vendor chain, there is an early completion date possible if desired. Perfectly placed to enjoy the ever growing amenities of the area and transport links. To book your viewing call the team at HOME.

- No vendor chain
- Lounge
- Communal gardens
- First floor
- Fitted kitchen
- Residents parking
- Own private entrance
- Three piece bathroom
- Over 60's retirement flat

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Hallway

Door to the rear. Loft access.

Lounge 17'10" x 10'9" (5.44m x 3.28m)

UPVC double glazed windows to rear and front. Two radiators and coved ceiling.

Kitchen 5'10" x 8'11" (1.80m x 2.74m)

A range of fitted wall and base units with a wooden effect worktop over. Integrated four ring gas hob, electric oven and extractor fan. Space for other appliances. Incorporating a single unit sink with mixer tap. Splash tiling, gas central heating boiler and radiator. UPVC double glazed window to front.

Bedroom 7'4" x 10'11" (2.24m x 3.34m)

UPVC double glazed window to rear and radiator. Built in wardrobe with ample hanging in shelving space. Built in storage cupboard.

Bathroom 5'10" x 6'3" (1.80m x 1.93m)

A three piece suite comprises level of WC, wash, hand basin and bath with shower over run off the combination boiler. Tiling to complement, radiator and UPVC double glazed window to front.

Externally

Externally to the rear of the property there is ample off road parking for both visitors and residents. There are well maintained, mainly lawned garden with mature plants and shrubs.

Council tax

The property is council tax band A.

Tenure & management information

The property has a monthly management fee of £55, which covers the cost of the general maintenance of the building, external areas and buildings insurance. The property is freehold.

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



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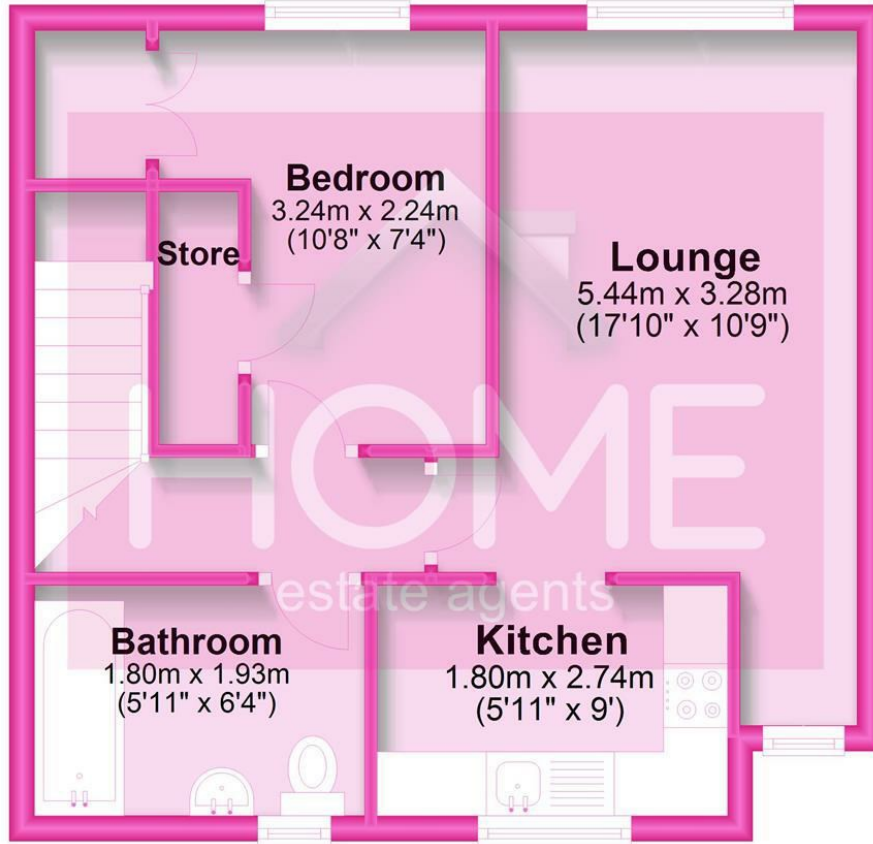
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Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Total area: approx. 38.5 sq. metres (414.8 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 | | | |
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