



141 Ashbourne Gardens Moorside Road Urmston M41 5RJ

75% Shared ownership £123,750

75% Shared Ownership! HOME ESTATE AGENTS are delighted to offer for sale this one double bedroom first floor retirement property which is being sold on a 75% shared ownership basis. As 75% is the maximum able to be purchased there is no rent to pay on the remaining 25%. Being sold with no vendor chain, in brief the property comprises hallway, lounge, the double bedroom, fitted kitchen & three piece bathroom suite. The property is uPVC double glazed & is warmed by gas central heating. Externally there are well maintained gardens boasting lawned areas, mature beds & patio areas. There is residents off road parking. Ideally placed to enjoy the amenities of the area, transport links & Trafford General Hospital. To book your viewing call the team at HOME.

- 75% Shared ownership
- Lounge
- Gas central heated
- Residents parking
- No vendor chain
- Kitchen
- uPVC double glazed
- One double bedroom
- Three piece bathroom
- Communal gardens

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Hallway

uPVC double glazed door, stairs to the flat and radiator.

Lounge 13'5" x 13'5" (4.10m x 4.09m)

uPVC double glazed window to the front and radiator. Built in storage cupboard.

Kitchen 9'6" x 5'10" (2.92m x 1.79m)

A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink. Space for appliances. Splash tiling, radiator and gas central heating boiler. uPVC double glazed window to the rear.

Bedroom 9'6" x 10'4" (2.92m x 3.17m)

uPVC double glazed window to the rear and radiator.

Bathroom

A three piece suite comprises low level WC, wash hand basin and bath with electric shower over. Tiling to compliment and radiator. Extractor fan.

Externally

Externally there are well maintained gardens boasting lawned areas, mature beds and patio areas. There is residents off road parking.

Management information

The property is subject to a monthly service charge of £100. This covers the cost of buildings insurance, maintenance of the communal gardens and the emergency pull cords within the flat.

Council tax

The property is council tax band A.

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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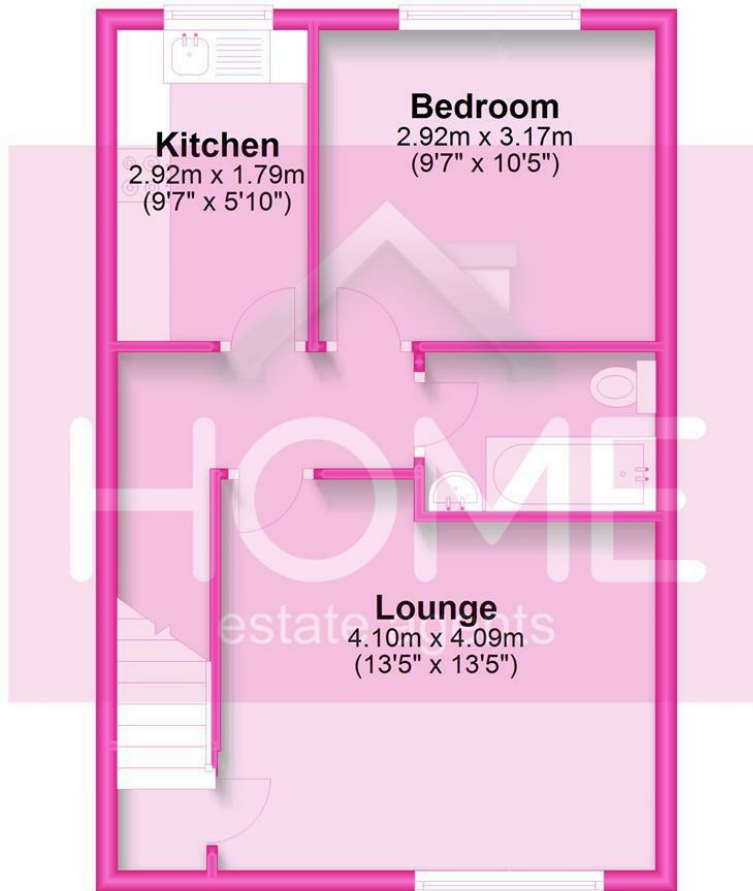
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Ground Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



Total area: approx. 38.4 sq. metres (412.8 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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