



**THORNLEY  
GROVES**

Apartment 11  
1 New Belverdere Close  
Stretford  
M32 0EG



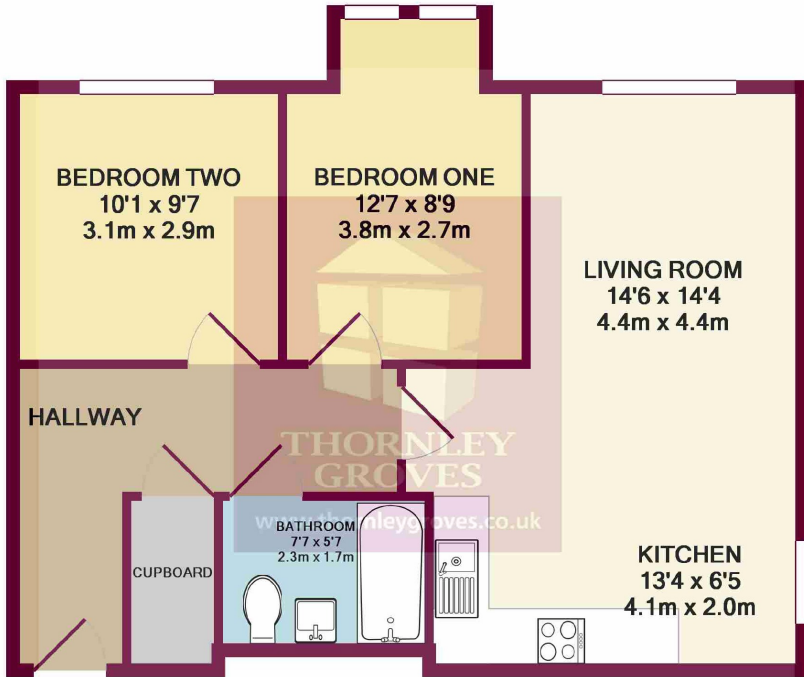
- No Chain
- Fantastic Investment Opportunity
- Ideal First Time Buy
- Stretford Location
- Easy Commute To City Centre, Salford Quays
- Close To Metrolink

Offers around £115,000

2 Higher Road, Urmston M41 9BQ

Tel: 0161 748 4111 Email: [urmston@thornleygroves.co.uk](mailto:urmston@thornleygroves.co.uk)

Visit [www.thornleygroves.co.uk](http://www.thornleygroves.co.uk) for the latest listings

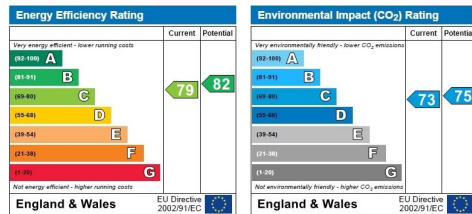


TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017

Thornley Groves do not test appliances or services in the property we are marketing, it is for the purchaser to carry out any checks they deem necessary prior to purchase. Nothing herein contained shall be warranty or condition and neither the vendor nor ourselves will be liable to the purchaser in respect of any misstatement or misrepresentation made at or before the date hereof by the vendor his servant agents or otherwise. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.



## ACCOMMODATION IN DETAIL

ON THE GROUND FLOOR THE ACCOMMODATION COMPRISES

### COMMUNAL ENTRANCE HALLWAY

Stairs leading to all floors.

ON THE FIRST FLOOR THE ACCOMMODATION COMPRISES

### PRIVATE ENTRANCE HALLWAY

Entered via a solid wood front door. Electric storage heater. Ceiling light point. Small storage cupboard

### LIVING ROOM

14'6" X 14'4" (4.42m X 4.37m) Double glazed window to the front aspect. Ceiling light point. One radiator.

### KITCHEN

13'4" X 6'5" (4.06m X 1.96m) Comprising; base and wall mounted units with roll edge work surfaces over. Stainless steel sink unit. Four ring electric hob with oven below and extractor fan above. Space for appliances. Vinyl flooring. Double glazed window to the side aspect.

### BEDROOM ONE

12'7" X 8'9" (3.84m X 2.67m) A good sized double bedroom with two double glazed windows to the front aspect. Ceiling light point. One radiator.

### BEDROOM TWO

10'1" X 9'7" (3.07m X 2.92m) A second double bedroom with double glazed window to the front aspect. Ceiling light point. One radiator.

### BATHROOM

A three piece bathroom suite comprising; low level W.C. Pedestal wash hand basin. Panelled bath with shower over. Part tiled walls. Vinyl flooring. Extractor fan.

### GENERAL DESCRIPTION OF THE OUTSIDE

Externally the development is set within well maintained gardens and offers allocated parking as well as additional visitors spaces.

### TENURE & SERVICE CHARGE

We are informed the tenure of this property is **VENDOR PLEASE CONFIRM** long leasehold, the residue of.....years with a ground rent of £.....

Service Charge - TO BE CONFIRMED.

### COUNCIL TAX

The property is in the Trafford Borough, Council Tax **VENDOR PLEASE CONFIRM** - Band B (£1093.41 pa)



### DIRECTIONS

Leave B5214 / Station Road at Thornley Groves towards Gloucester Road  
Turn left on to Gloucester Road, Turn left on to B5213 / Stretford Road  
Keep straight on to B5215 / Urmston Lane, Keep straight on to A5145 / Kingsway  
Bear left on to A56 / Chester Road, Turn left on to Sydney Street  
Arrive at M32 0EG, Manchester, Manchester on the left

### Special note

Please note that these details are draft details only and have not been approved by our vendor client - Thornley Groves is not responsible for any errors within these details.



**Manchester Central**  
9 John Dalton Street M2 6FW  
**Tel: 0161 245 1111**

**Manchester Northern Quarter**  
84 Tib Street M4 1LG  
**Tel: 0161 245 1111**

**Manchester Southern Gateway**  
25 Whitworth St West M1 5ND  
**Tel: 0161 245 1111**

**Salford City Point**  
150 Chapel Street M3 6AF  
**Tel: 0161 245 1111**

**Swinton**  
46 Chorley Road M27 5AF  
**Tel: 0161 728 3358**  
Email: swinton@thornleygroves.co.uk

**Urmston**  
2 Higher Road M41 9BQ  
**Tel: 0161 748 4111**  
Email: urmston@thornleygroves.co.uk

**Sale**  
100 School Road M33 7XB  
**Tel: 0161 962 4111**  
Email: sale@thornleygroves.co.uk

**Altrincham**  
16/18 Lloyd Street WA14 2DE  
**Tel: 0161 941 4111**  
Email: altrincham@thornleygroves.co.uk

**Hale**  
213 Ashley Road WA15 9TB  
**Tel: 0161 941 4111**  
Email: hale@thornleygroves.co.uk

