



13 Winstar House Moorside Road Flixton M41 5PD

70% Shared ownership £69,999

HOME ESTATE AGENTS are proud to offer for sale for 70% shared ownership this one bedroom retirement flat overlooking gardens to the side. Accommodation comprises, hallway lounge, fitted kitchen, three piece bathroom suite and the one bedroom. The property is warmed by gas central heating and benefits from being double glazed. Externally there are communal gardens and off road parking. SERVICE CHARGE £410.00pcm which cover, employment of site manager, maintenance of the 24 hour emergency cord service, garden maintenance, laundry facilities, building insurance and window cleaning. It even covers the cost of the central heating. In Winstar house there are separate guest bedrooms which can be used for family and friends visiting. Ideal for both peace of mind for the family whilst the owner still retains independence. To book your viewing call the team at HOME.

- 70% shared ownership
- Lounge
- uPVC double glazed
- Residents parking
- One bedroom flat
- Fitted kitchen
- Gas central heated
- Lifts to all floors
- Modern shower room
- Maintained gardens



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Hallway

Door from the communal hallway. Wooden effect flooring. Built in storage cupboard.

Lounge 14'7 x 9'7 (4.45m x 2.92m)

Two uPVC double glazed windows, wooden effect floor and radiator. Emergency pull cord.

Kitchen 9'5 x 5'4 (2.87m x 1.63m)

uPVC double glazed window to the rear. Fitted with a range of wall and base units with rolled edge work top incorporating sink unit. Integrated cooker and hob with extractor over. Space for appliances. Tiled splash backs. Single panel radiator.

Bedroom 15'3" x 8'5" (4.66m x 2.57m)

UPVC double glazed window. Single panel radiator and wooden effect floor. Emergency pull cord.

Shower room

A modern three piece suite comprises low level WC, vanity wash hand basin and shower cubicle. Tiling to compliment, tiled floor and ladder radiator.

Externally

Externally there is ample off road parking for residents and visitors. There are well maintained mainly lawned gardens to three sides.

Other information

There is a residents lounge, lifts to all floors and a stairs lift.

Management charges

SERVICE CHARGE £410.00 which covers the ground rent, employment of site manager, maintenance of the 24 hour emergency cord service, garden maintenance, laundry facilities, building insurance and window cleaning. It even covers the cost of the central heating.

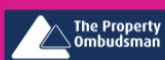
Property disclaimer

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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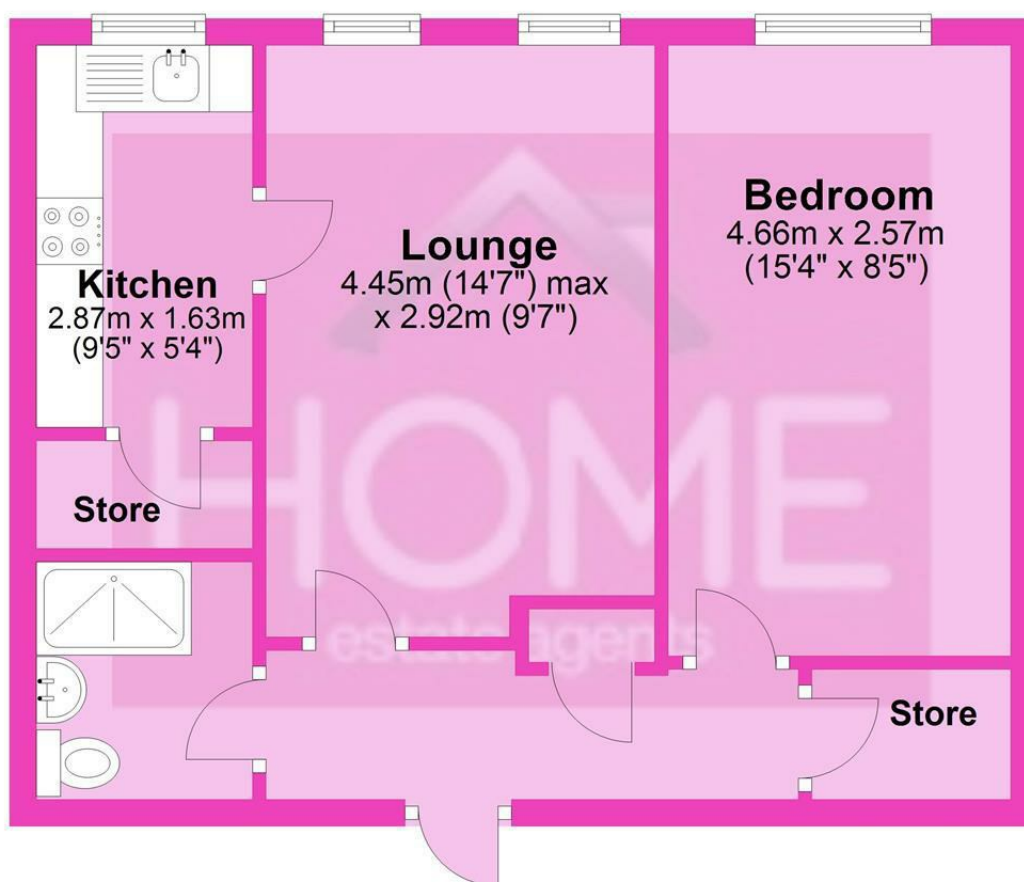
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Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



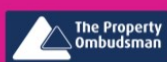
Total area: approx. 41.5 sq. metres (446.4 sq. feet)

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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