

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ
🐦 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
🐦 @homeinstretford

Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ
🐦 @homeinmonton



7 Walmsley Grove Urmston Manchester M41 9BT

60% Shared ownership £126,000

60% SHARED OWNERSHIP! HOME ESTATE AGENTS are proud to offer for sale this two bedroom modern town house. Being shared ownership, this really is a superb first time buy & ideally placed to enjoy the ever growing amenities of the area. In brief the accommodation comprises hallway, lounge, 'eat in' kitchen, shaped landing, the two bedrooms & a three piece white bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front there is a pleasant garden & pathway to the front door. To the rear there is a paved patio area with an enclosed ornate garden beyond. To the side there is designated off road parking with a driveway. To discuss this rare chance of buying a shared ownership home call our team on 01617471177.

- 60% shared ownership
- 'Eat in' kitchen
- uPVC double glazed
- Two bedroom mid town house
- Three piece bathroom suite
- Gardens front & rear
- Lounge
- Gas central heated
- Driveway for parking



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway 7'6 x 3'6 (2.29m x 1.07m)

Stained and leaded door to the front. Stairs to the first floor.

Lounge 9'6 x 14'5 (2.90m x 4.39m)

uPVC double glazed window to the front and radiator. Television point and coved ceiling. Built in understairs storage cupboard.

'Eat in' kitchen 12'11 x 9'5 (3.94m x 2.87m)

A comprehensive range of matching fitted wall and base units with a rolled edged worktop over. A one and a half unit sink with mixer tap and splash tiling. Integrated four ring gas hob, oven and extractor fan with stainless steel splash back. Space for other appliances & radiator. Worcester gas central heating boiler. uPVC double glazed window to the rear and uPVC double glazed door to the rear.

Shaped landing

Open balustrade and loft access.

Bedroom one 10'0 x 12'11 (3.05m x 3.94m)

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

Bedroom two 14'3 x 6'10 (4.34m x 2.08m)

uPVC double glazed window to the rear and radiator.

Bathroom 6'0 x 6'0 (1.83m x 1.83m)

A three piece suite comprises low level WC, wash hand basin with storage unit below and a bath with shower attachment. Tiling to compliment, radiator, shaver point and uPVC double glazed opaque window to the rear.

Externally

To the front of the property there is an ornate garden and pathway to the front door. To the rear, which enjoys a sunny

aspect there is a paved patio area with ornate garden beyond which is fenced for privacy.

Shared ownership information

The property is bought on a 60% shared ownership basis with Beech Housing Group. The rent on the remaining 40% is £128.25 per month.

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.

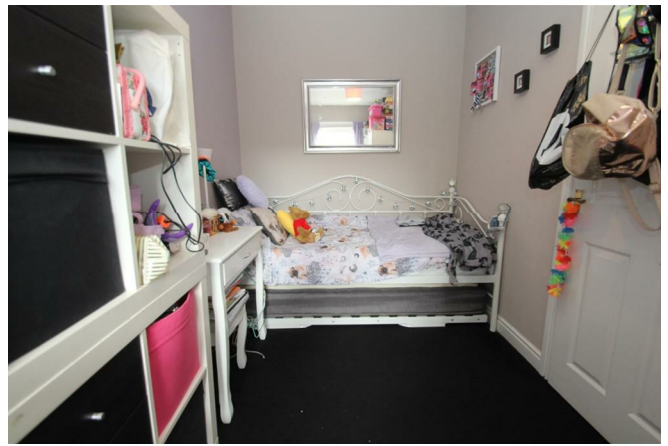


LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



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

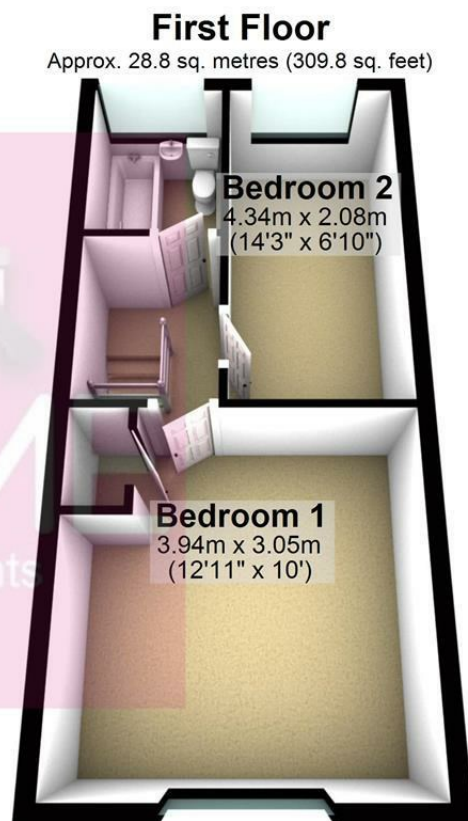
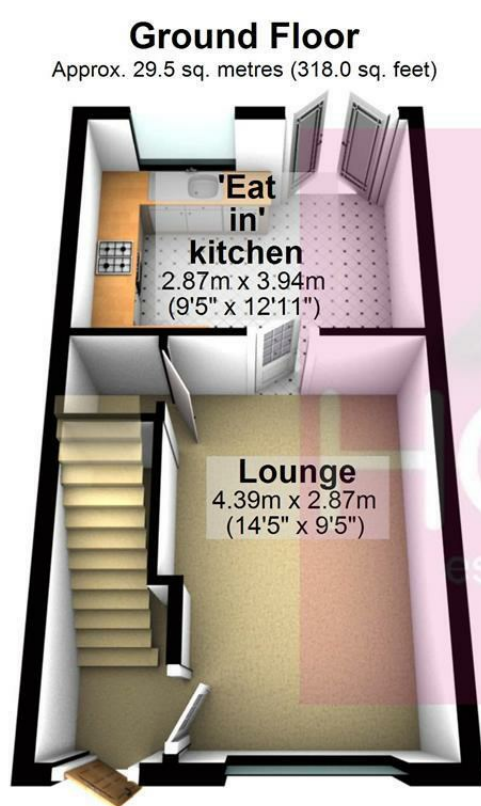


LOCAL EXPERTS THAT GET YOU MOVING

 www.homestateagents.com



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



Total area: approx. 58.3 sq. metres (627.8 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



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