



Winster House Moorside Road Flixton Manchester M41 5PD

70% Shared ownership £55,000

OFFERS OVER £60,000 - RETIREMENT PROPERTY! HOME ESTATE AGENTS are delighted to offer to the market this one double bedroom, 70% shared ownership retirement flat. Situated on the first floor of this well managed retirement development & being sold with no vendor chain. In brief the accommodation comprises hallway, lounge, fitted kitchen, bathroom & the double bedroom. The property is warmed by gas central heating & is fully uPVC double glazed. In the development there is a lift, separate stair lift for ease for residents & a communal lounge for social events. Externally there is ample off road parking & beautiful gardens. To book your viewing call HOME on 01617471177.

- RETIREMENT PROPERTY!
- Lounge
- Gas central heated
- Well managed development
- First floor
- Kitchen
- uPVC double glazed
- 70% shared ownership
- Three piece bathroom
- Communal gardens & parking



Hallway

Door from the communal hallway. Storage cupboard and access to all rooms. Walk in store room with shelving.

Lounge 15'2 x 9'7 (4.62m x 2.92m)

Two UPVC double glazed Windows, radiator and television point.

Kitchen 9'10 x 5'5 (3.00m x 1.65m)

A range of fitted wall and base units with a worktop over. A single unit sink with splash tiling. Space for appliances. Radiator and UPVC double glazed window. Built in storage cupboard. uPVC double glazed window.

Bedroom one 13'4 x 8'4 (4.06m x 2.54m)

UPVC double glazed window and radiator.

Bathroom

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

Externally

Externally there are beautifully cared for gardens and communal parking.

Management information

The property is 70% shared ownership with the management fee being £755 each 1/4. This fee includes the management of Winster House itself including the employment of the experienced House Manager, care of the communal areas and building insurance.

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.



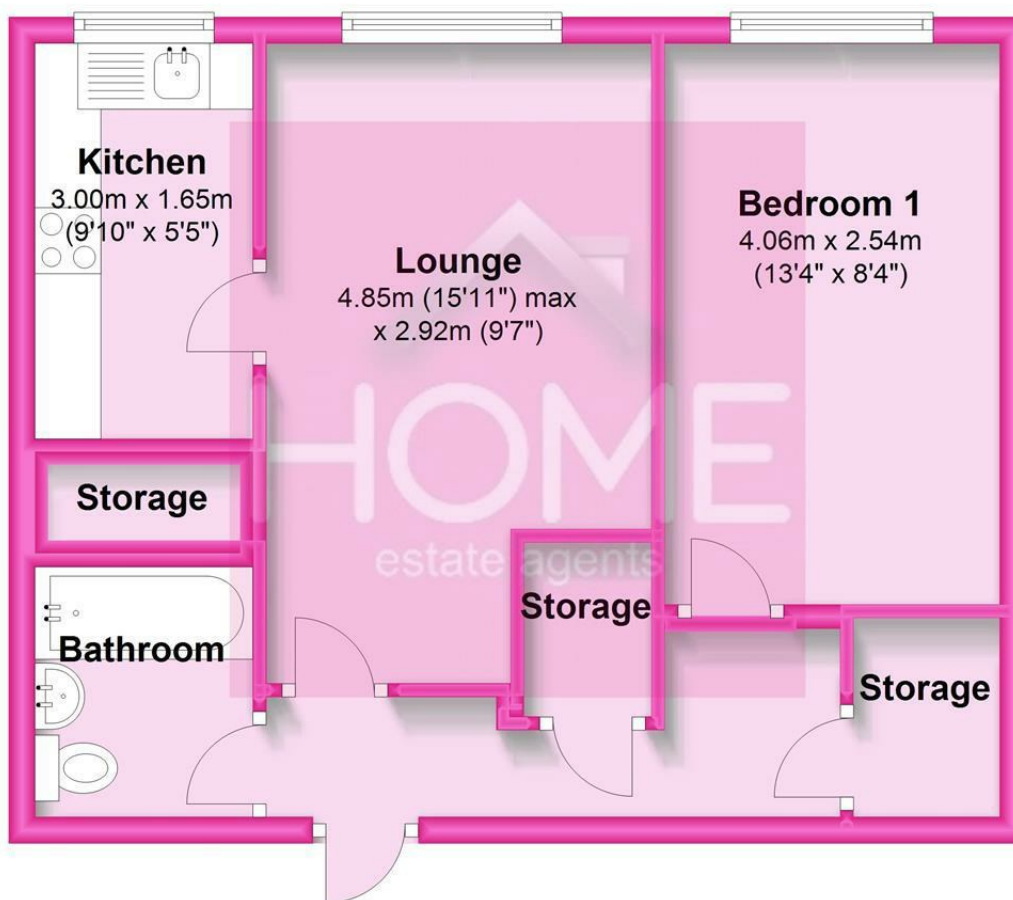


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Ground Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



Total area: approx. 42.1 sq. metres (453.7 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 | |