

Monton Office

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34 Warwick Street Swinton Manchester M27 6DX
Offers over £180,000

AVAILABLE WITH NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this extended two bedroom terrace property located in a popular Swinton location. Accommodation comprises from lounge, dining room, extended modern fitted kitchen, shaped landing, two bedrooms and a recently fitted bathroom. Due to the extension the property has been reconfigured to the first floor allowing a spacious landing and hallway for extra storage. Externally there is a palisade to the front and a yard area to the rear. Having been recently redecorated, recarpeted and a new bathroom installed the property is now in great condition! The property is double glazed throughout and offers gas central heating, we are advised the boiler was installed June 2025. NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Dining room
- Recently fitted bathroom suite
- Close to local schooling, shops and transport links
- Recently updated two bedroom terrace property
- Modern, extended fitted kitchen
- Yard to the rear
- Lounge
- Two bedrooms
- Recently redecorated and newly installed carpets



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Lounge 13'7 13'3 (4.14m x 4.04m)

Dining room 13'8 x 11'0 (4.17m x 3.35m)

Kitchen 12'6 x 8'7 (3.81m x 2.62m)

Shaped landing

Bedroom One 13'6 x 11'0 (4.11m x 3.35m)

Bedroom Two 11'0 x 8'9 (3.35m x 2.67m)

Bathroom 10'2 x 5'5 (3.10m x 1.65m)

Sales info

We are advised that the property is leasehold. The initial term of the lease was granted for 999 years commencing June 1902. We are advised that there is no ground rent collected however there is a ground rent of approx. £1.00 stated.

We are advised that the current council tax band is band A.

The current EPC rating is TBC.

IMPORTANT INFORMATION -

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these

checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 and floorplans are approximate and are for illustration only.

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. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.

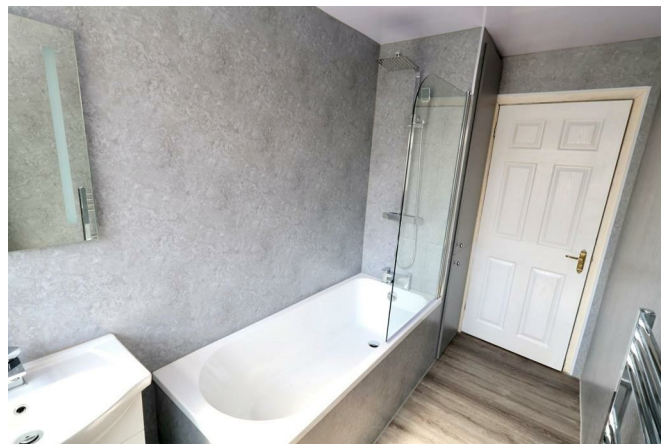
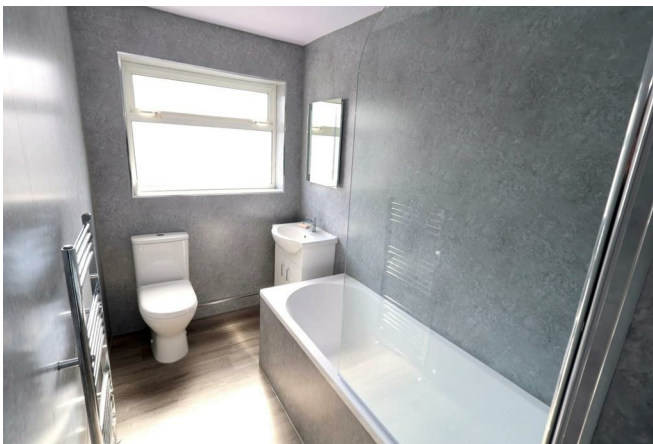


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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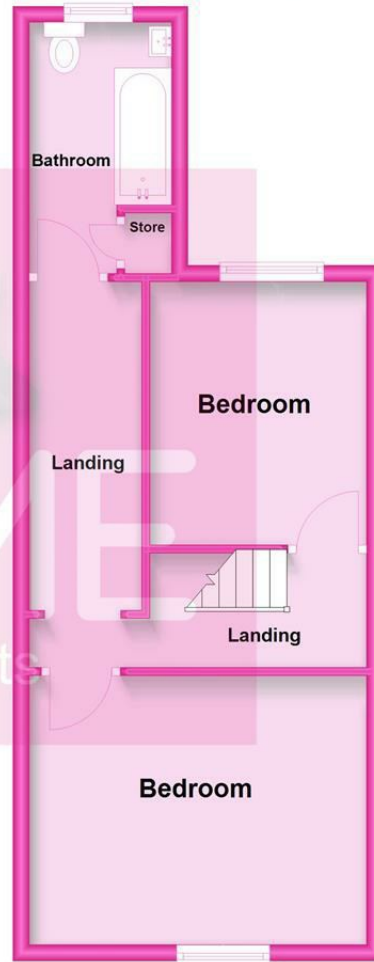
Ground Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 84.9 sq. metres (913.7 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			
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