

#### Urmston Office

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#### Monton Office

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## Flat 4, Woodlea Stableford Avenue Monton Manchester M30 8AP

### £160,000

POPULAR MONTON DEVELOPMENT! OFFERED WITH NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this well sized, two bedroom first floor apartment located in the always popular "Woodlea" development. Positioned on the outskirts of Monton village with easy access to the high street with an array of shops bars and restaurants, Worsley Golf club and the "Worsley loopline"! Accommodation comprises hallway with storage, lounge/diner, fitted kitchen, two bedrooms and a fitted three piece bathroom suite. Externally there are communal gardens and this property also has the added benefit of a single GARAGE included in the sale! Offering the opportunity to add your own stamp if required and offered with NO VENDOR CHAIN the property needs to be viewed to appreciate the size and setting it is positioned in. Call HOME on 01617898383 to arrange your viewing!

- OFFERED WITH NO VENDOR CHAIN!
- Popular Monton Development
- Two bedroom apartment
- First floor position
- Hallway
- Lounge
- Fitted kitchen
- Fitted bathroom
- Overlooking the Worsley Loop line to the rear
- Single garage!



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)



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



### Hallway

Door to communal hallway, built in storage and single panel radiator.

### Lounge 15'1 x 13'0 (4.60m x 3.96m)

uPVC double glazed window to rear, electric fire and single panel radiator.

### Kitchen 11'8 x 6'9 (3.56m x 2.06m)

Fitted with wall and base units, roll edge worktops, sink unit, space for cooker, space for washing machine, space for fridge freezer, built in storage housing boiler. uPVC double glazed window to rear.

### Bedroom One 11'4 x 10'9 (3.45m x 3.28m)

uPVC double glazed window to front and single panel radiator.

### Bedroom Two 12'1 x 9'0 (3.68m x 2.74m)

uPVC double glazed window to front and single panel radiator.

### Bathroom 6'2 x 6'8 (1.88m x 2.03m)

Fitted with a three piece bathroom suite comprising from low level W/C, pedestal wash hand basin and panelled bath with shower over. Tiled to complement and single panel radiator.

### Tenure

We are advised that the property is leasehold. The lease was granted for 999 Years commencing 1980. There is an annual ground rent payable of approx £30.00 per annum. £100 per month service charge

### IMPORTANT INFORMATION -

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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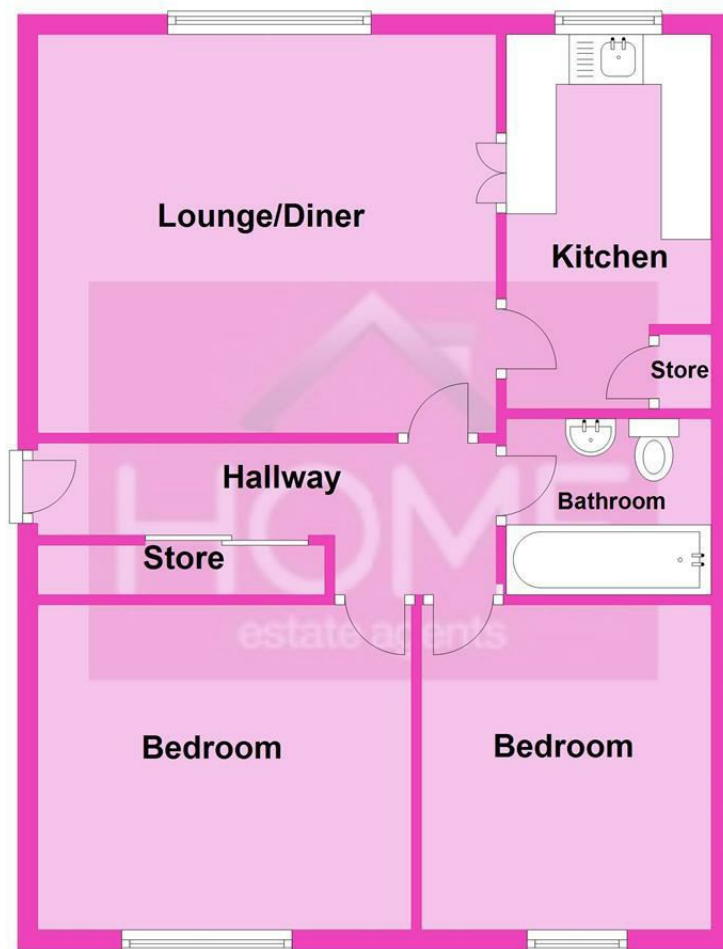


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## Ground Floor

Approx. 60.5 sq. metres (650.7 sq. feet)



Total area: approx. 60.5 sq. metres (650.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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