HOME
estate agents

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48 Walkden Road Walkden M28 3DB

Offers over £170,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this great size, three bedroom terrace property located in a popular Walkden location. Within easy reach of Walkden shops and amenities along with access to Walkden Train station the property is well positioned. The property comprises hallway, lounge, dining room, fitted kitchen, sun room, shaped landing, three bedrooms and a fitted shower room suite. Externally there is a palisade to the front and a generous yard with double gates to the rear. Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- NO VENDOR CHAIN!
- Lounge
- Three bedrooms
- Popular Walkden location close to Walkden train station
- Spacious three bedroom terrace property
- Dining room
- Fitted shower room
- Hallway
- Fitted kitchen with access to the sunroom
- Yard to the rear with double gates

The Property Ombudsman
ClientMoney Protect

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

Hallway

Lounge 12'3 x 10'6 (3.73m x 3.20m)

Dining room 13'6 x 11'9 (4.11m x 3.58m)

Kitchen 11'4 x 6'8 (3.45m x 2.03m)

Sun room 10'3 x 6'5 (3.12m x 1.96m)

Landing

Bedroom One 12'1 x 11'3 (3.68m x 3.43m)

Bedroom Two 9'1 x 6'3 (2.77m x 1.91m)

Bedroom Three 9'2 x 7'6 (2.79m x 2.29m)

Shower room 11'6 x 6'8 (3.51m x 2.03m)

Sales info

We are advised that the property is leasehold. We are advised that the lease was granted for 999 years from 25 December 1875. We are advised that there is a ground rent payable of approx. £33.00 per annum.
We are advised that the current council tax band is band A.
The current EPC rating is C.

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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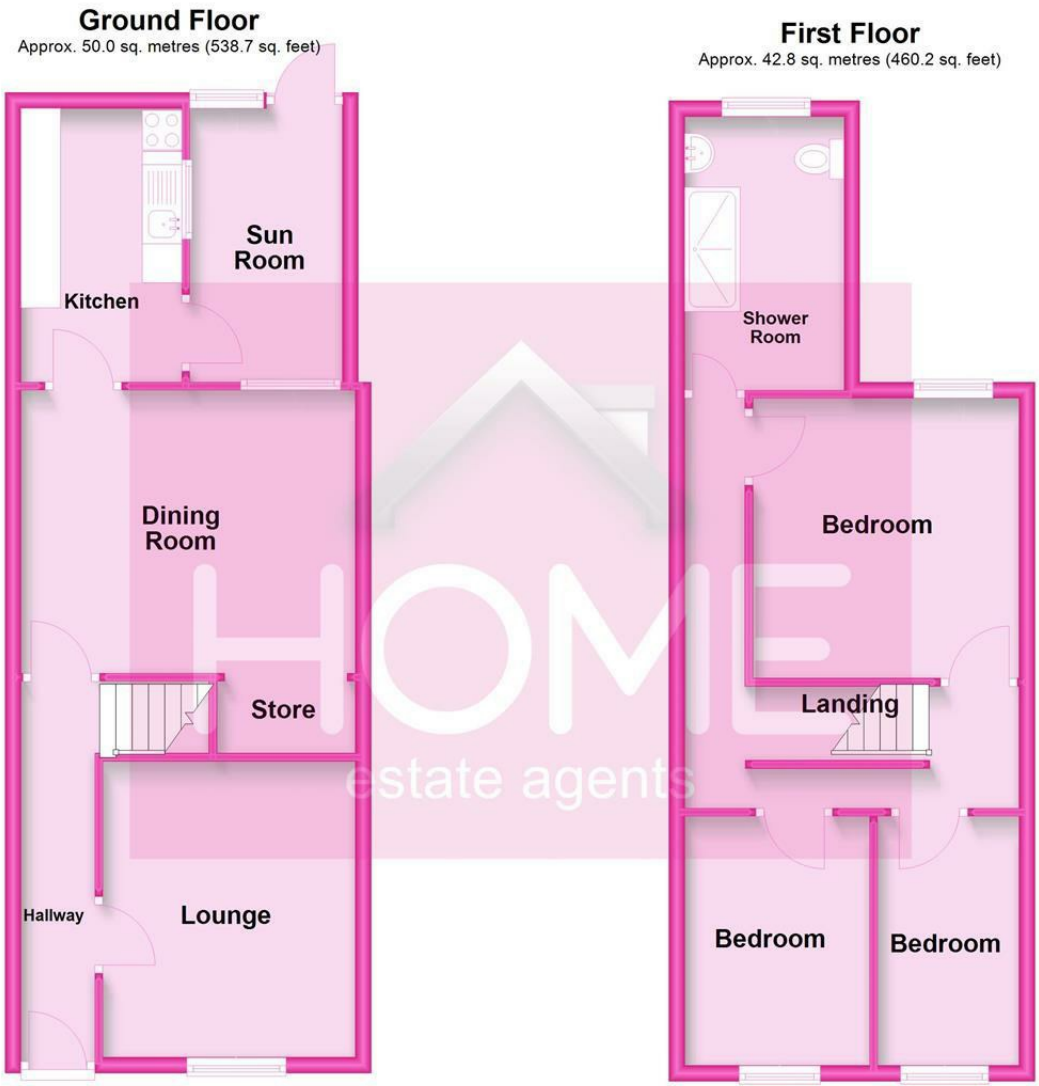

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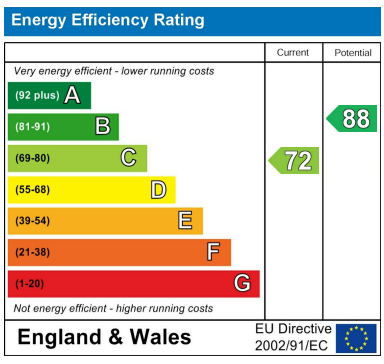
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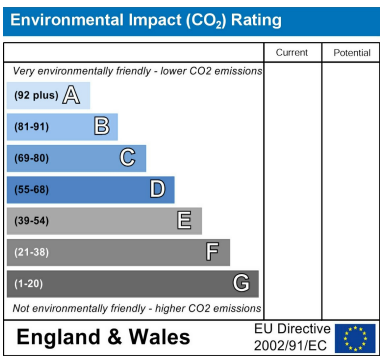
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Total area: approx. 92.8 sq. metres (998.9 sq. feet)





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