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Stretford Office

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Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ
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Flat 1, St James Court Voltaire Avenue Salford M6 8EH

£90,000

Notice of Offer

Property Address: Flat 1, St James Court, Voltaire Avenue, Salford, M6 8EH

We advise that an offer has been made for the above property in the sum of £102,500. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 222 Monton Road, Eccles, M30 9LJ

Agents Telephone Number: 0161 789 8383

NO VENDOR CHAIN! OWN PRIVATE ENTRANCE! HOME ESTATE AGENTS are pleased to offer for sale this one bedroom ground floor flat which has the added benefit from its own private entrance. The property offers hallway, lounge/diner, fitted kitchen, inner hallway, one double bedroom and shower room. the property is double glazed. Externally there are communal gardens and parking is available. Ideally offered with NO VENDOR CHAIN! The EPC rating for this property is D. Call HOME on 01617898383 to arrange your viewing!

- NO VENDOR CHAIN!
- Hallway
- Inner hallway with storage
- Close to Salford Royal Hospital!
- OWN PRIVATE ENTRANCE!
- Lounge/diner
- One double bedroom
- One double bedroom ground floor flat
- Fitted kitchen
- Fitted shower room



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Entrance hallway 4'9 x 3'0 (1.45m x 0.91m)

Door to front and wood effect flooring.

Lounge/Diner 15'2 x 9'1 (4.62m x 2.77m)

uPVC double glazed window to front and wood effect flooring.

Kitchen 11'6 x 5'5 (3.51m x 1.65m)

Fitted with wall na dbase units, roll edge worktops, sink unit, space for fridge freezer, space for the washing machine and tiled to complement. uPVC double glazed window to front.

Inner hallway 7'7 x 2'7 (2.31m x 0.79m)

Access to storage, bedroom and shower room.

Bedroom One 11'2 x 8'4 (3.40m x 2.54m)

uPVC double glazed window to the rear and wood effect flooring.

Shower room 7'5 x 6'4 (2.26m x 1.93m)

Fitted with low level W/C, pedestal wash hand basin and shower cubicle.

Tenure and other information

We are advised that the property is leasehold. We are advised that the lease was granted for 999 years commencing December 1983 and there is a peppercorn ground rent payable.

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

The current EPC rating is D.

IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have

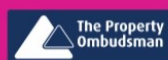
not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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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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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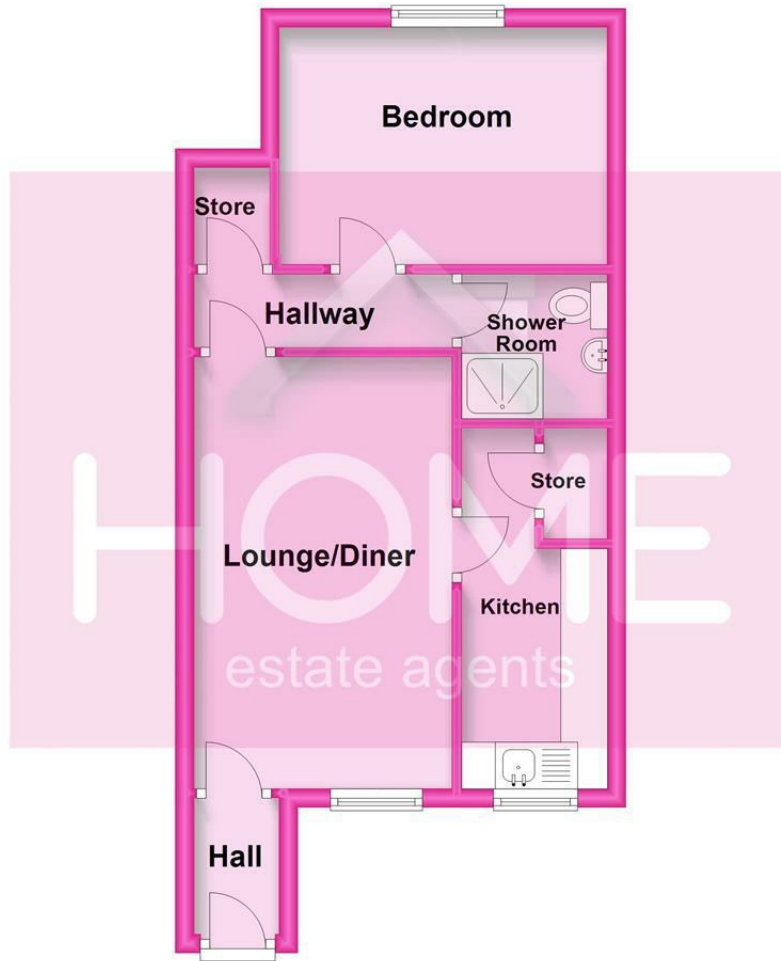
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Ground Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



Total area: approx. 36.4 sq. metres (391.6 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	

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