


#### Urmston Office

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#### Monton Office

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## 49 Parkway Swinton Manchester M27 4JF

### £275,000

EXTENDED FOUR BEDROOM PROPERTY! CORNER PLOT! HOME ESTATE AGENTS are privileged to offer for sale this extended four bedroom semi detached property which has the bonus of ground floor bedroom and en-suite wet room and corner plot! To the ground floor the property comprises hallway, bay-fronted lounge, dining room, extended fitted kitchen, ground floor bedroom (which offers a variety of uses) and wet room whilst to the first floor there is a shaped landing, three bedrooms and a four piece fitted bathroom suite with corner bath and separate shower. The property is partially double glazed and is gas central heated. Externally there is ample parking along with gardens to the side and rear with patio area. The property offers potential to create your own dream property! Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to arrange your viewing!

- EXTENDED FAMILY HOME!
- NO VENDOR CHAIN!
- Four bedroom semi detached property
- Ground floor bedroom with large ensuite - perfect for one level living of additional uses
- Bay-fronted lounge and dining room
- 20ft Extended kitchen
- Three bedrooms and family bathroom suite to the first floor
- Gardens to three sides!
- Ample, gated parking to the front and side
- Popular Swinton location!



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**Hallway 15'0 x 6'0 (4.57m x 1.83m)**

**Lounge 14'0 x 12'0 (4.27m x 3.66m)**

**Dining room 13'0 x 12'0 (3.96m x 3.66m)**

**Kitchen 20'0 x 6'0 (6.10m x 1.83m)**

**Downstairs bathroom 9'0 x 9'0 (2.74m x 2.74m)**

**Ground floor bedroom/playroom/office space 15'0 x 14'0 (4.57m x 4.27m)**

**Shaped landing**

**Bedroom One 15'0 x 12'0 (4.57m x 3.66m)**

**Bedroom Two 13'0 x 12'0 (3.96m x 3.66m)**

**Bedroom Three 7'1 x 7'0 (2.16m x 2.13m)**

**Bathroom 8'0 x 7'0 (2.44m x 2.13m)**

#### **Sales info**

We are advised that the property is leasehold. There is an annual ground rent of £5.00 and the lease was granted from November 1931.

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

The current EPC rating is TBC

#### **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 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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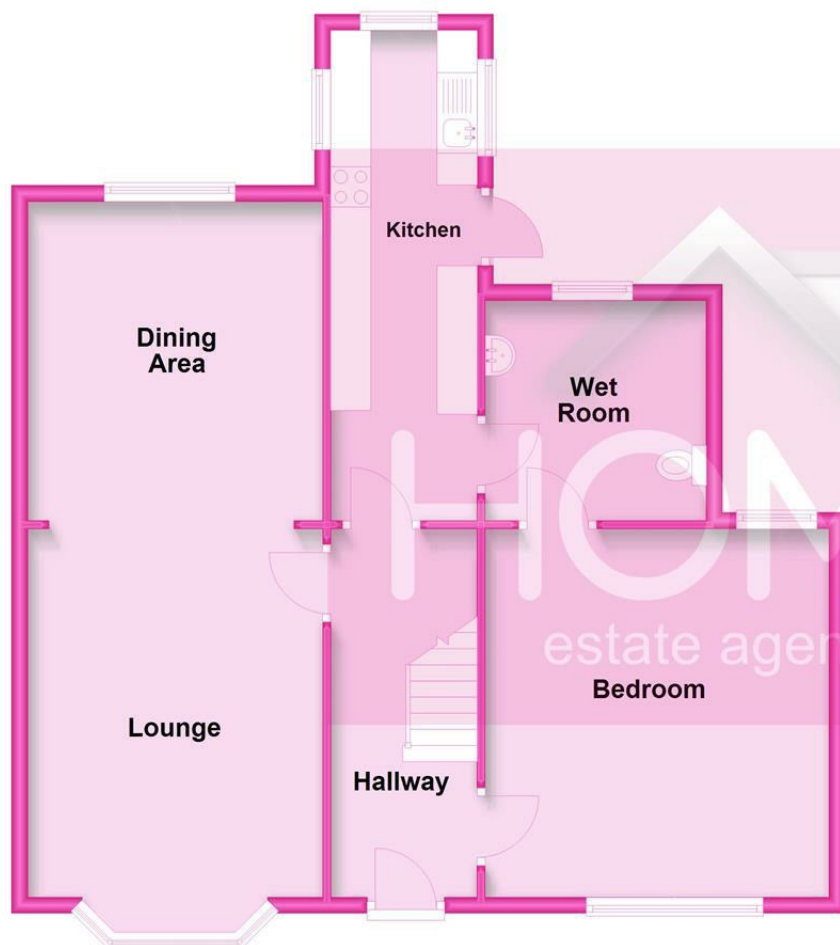


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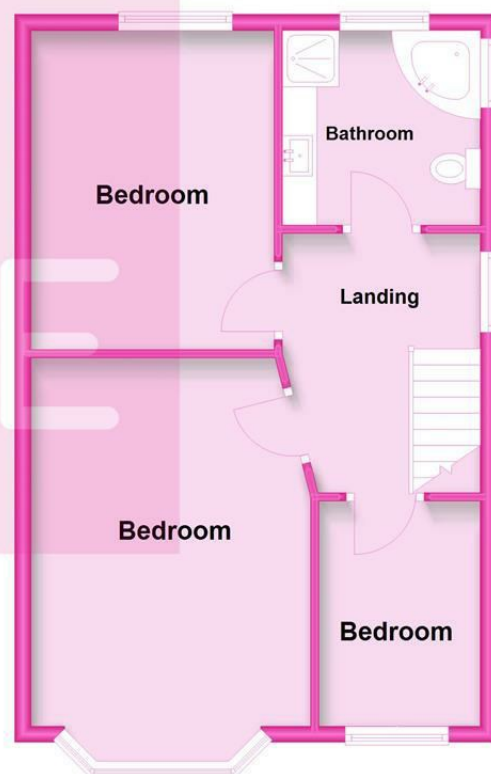
## Ground Floor

Approx. 80.4 sq. metres (865.6 sq. feet)



## First Floor

Approx. 48.5 sq. metres (522.5 sq. feet)



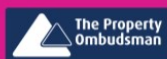
Total area: approx. 129.0 sq. metres (1388.1 sq. feet)

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>		
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