



23 Wyre Drive Worsley Manchester M28 1HH

£250,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this well positioned two bedroom TRUE bungalow ideally offered with no onward vendor chain. The property comprises hallway, lounge/diner, modern fitted kitchen, two bedrooms with fitted wardrobes and a modern fitted shower room. Externally, the property is positioned in a set back location overlooking gardens to the front, benefitting for a good size driveway, car port with storage and well maintained gardens to the front and rear. The property offers double glazing and gas central heating. The property is located in a sought after area, close to RHS Garden Bridgewater and local public transport and motorway links. Call HOME on 01617898383 to arrange your viewing!

- NO VENDOR CHAIN!
- Hallway with storage
- Two bedrooms, master with fitted wardrobes
- Private rear and well maintained rear garden
- POPULAR AND QUIET POSITION!
- Lounge/diner
- Modern fitted shower room
- Two bedroom linked detached bungalow
- Modern fitted kitchen
- Car port and driveway for several cars



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Hallway

Lounge/diner 16'6 x 10'8 (5.03m x 3.25m)

Kitchen 9'8 x 8'9 (2.95m x 2.67m)

Bedroom One 12'1 x 10'7 (3.68m x 3.23m)

Bedroom Two 10'0 x 9'6 (3.05m x 2.90m)

Shower room 6'4 x 5'7 (1.93m x 1.70m)

Sales info

We are advised that the property is leasehold. There is an annual ground rent of approx. £20.00. The lease was granted for 999 years commencing October 1968.

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.

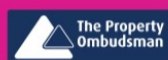
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor.

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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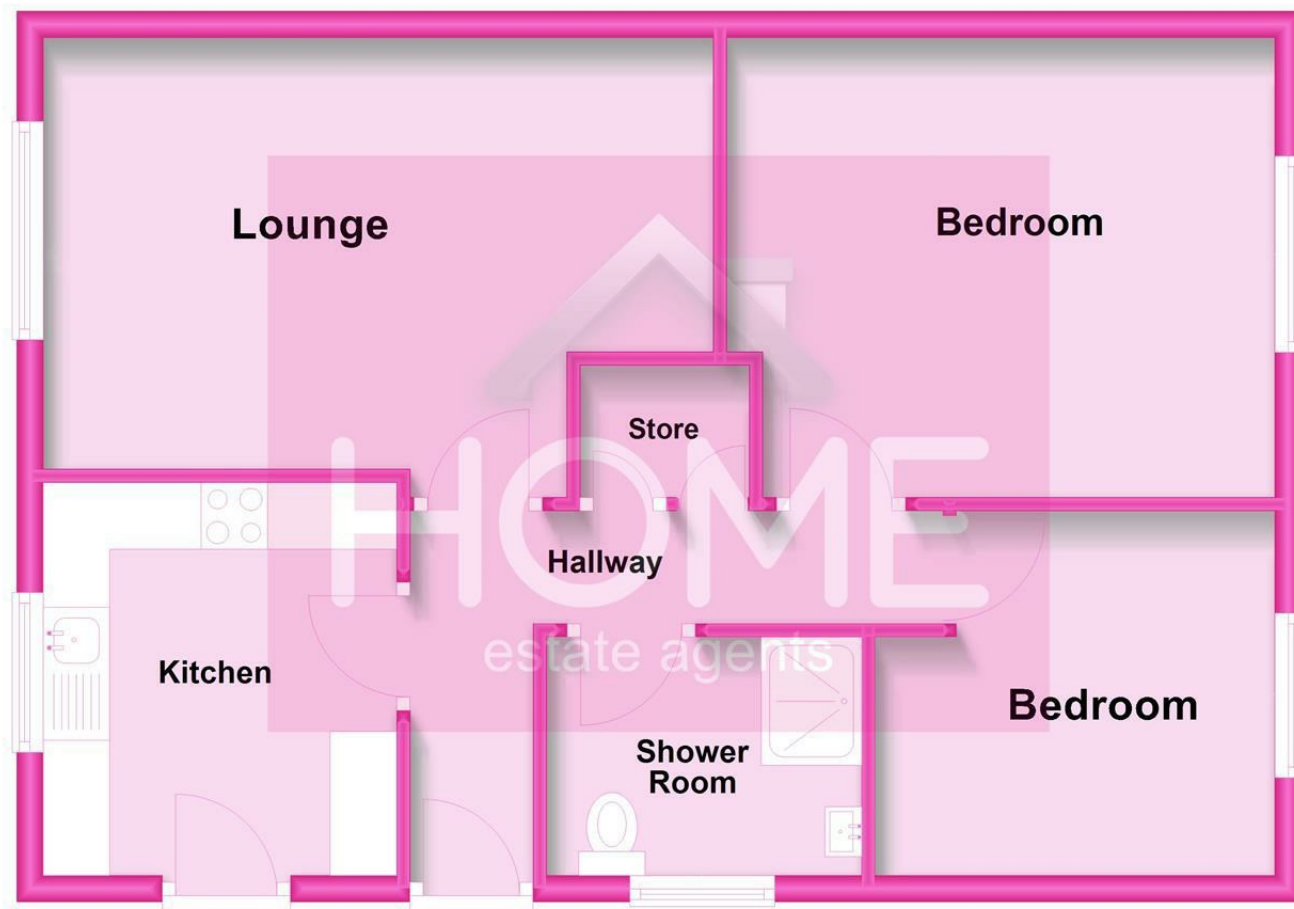
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Ground Floor

Approx. 58.4 sq. metres (628.6 sq. feet)



Total area: approx. 58.4 sq. metres (628.6 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		
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Not environmentally friendly - higher CO ₂ emissions		
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