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25 Cecil Street Worsley Manchester M28 3LE
Offers over £125,000

****CALLING ALL FIRST TIME BUYERS** NO VENDOR CHAIN!** HOME ESTATE AGENTS are delighted to offer for sale this well presented two bedroom terrace property located close to Walkden retail park with its array of shops and transport links. The accommodation comprises from lounge, kitchen/diner, landing, two bedrooms and a modern bathroom suite. The property is hardwood glazed and gas central heated. Externally there is a yard area to the rear. Call HOME on 01617898383 to arrange your view!

- CALLING ALL FIRST TIME BUYERS!
- Kitchen/Diner
- Gas central heated
- Close to Walkden retail park and shops
- Two bedroom terrace property
- Modern fitted bathroom
- Generous yard to the rear
- Lounge
- Hardwood glazed
- NO VENDOR CHAIN!



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Lounge 13'3 x 16'2 (4.04m x 4.93m)

Hardwood glazed window to front, uPVC double glazed door to front, open plan staircase, gas and electric meter cupboards and feature fire place with electric fire. Single panel radiator.

Kitchen/diner 13'5 x 9'3 (4.09m x 2.82m)

Fitted with wall and base units, roll edge worktops, sink unit, tiled to complement, tiled flooring, space for washing machine, space for fridge freezer and electric oven and hob. Hardwood glazed window to rear, single panel radiator and uPVC double glazed door to rear.

Shaped landing

Loft access

Bedroom One 13'5 x 13'3 (4.09m x 4.04m)

Hardwood glazed window to front and single panel radiator

Bedroom Two 7'2 x 12'4 (2.18m x 3.76m)

Hardwood glazed window to rear, built in storage and single panel radiator

Bathroom 6'1 x 5'11 (1.85m x 1.80m)

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

Sales info

We are advised that the property is

Leasehold. We are advised that the initial term of the lease was granted for 800 years. The ground rent is approx. £2.50 per annum.

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

The current EPC rating is D.

IMPORTANT INFORMATION -

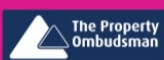
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.

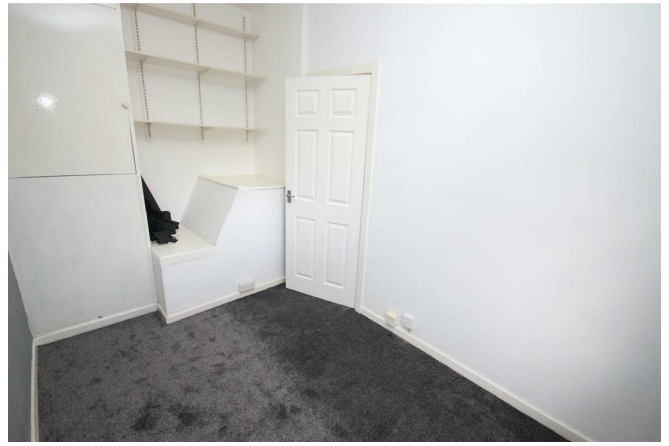


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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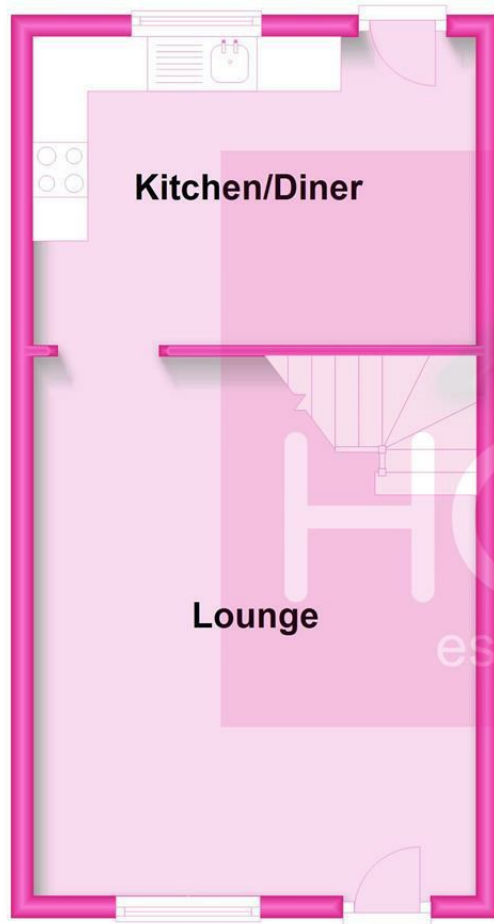
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Ground Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



First Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



Total area: approx. 63.5 sq. metres (683.7 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		
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