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51 Redcedar Park Bolton BL2 6GJ
50% Shared ownership £47,500

NO VENDOR CHAIN! 50% SHARED OWNERSHIP PROPERTY! VIDEO VIEWING AVAILABLE! HOME ESTATE AGENTS are delighted to offer for sale this great first time buyer property which is being offered on a 50% shared ownership basis. Accommodation comprises hallway with storage, entrance W/C, open plan lounge, dining and modern kitchen areas, shaped landing, two double bedrooms and a fitted bathroom suite complete with newly installed shower. The property is double glazed and has the added benefit of a recently installed gas central heating boiler which replaced in February 2020. Externally there is a paved residents only parking spaces (one allocated space per household) and pedestrian pathway to the front whilst to the rear there is a garden. We are advised that there is a rent and ground rent payable per month and the amount is currently £284.87. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 for more details!

- 50% SHARED OWNERSHIP PROPERTY!
- Two double bedrooms
- Open plan lounge, dining and kitchen area
- Garden and parking space!
- VIDEO VIEWING AVAILABLE
- Hallway
- Shaped landing
- Modern terrace property
- Downstairs W/C
- Fitted bathroom with newly installed shower



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Hallway

Door to front, tiled flooring, stairs to the first floor, under stairs storage, storage cupboard and double panel radiator.

Entrance W/C

Fitted with a low level W/C and pedestal wash hand basin. Tiled flooring, single panel radiator, extractor fan and splash back tiling.

Open plan lounge, dining and kitchen area 16'1 x 13'0 (to widest points) (4.90m x 3.96m (to widest points))

uPVC double glazed window to front, uPVC double glazed french doors to the rear. Television point, double panel radiator and built in breakfast bar area. Kitchen comprises wall and base units, roll edge worktops, sink unit, splash back tiling, tiled flooring, space for fridge freezer and space for washing machine.

Shaped landing

Open balustrade and loft access.

Bedroom One 13'0 x 10'0 (3.96m x 3.05m)

uPVC double glazed windows to rear and double panel radiator.

Bedroom Two 10'1 x 9'6 (3.07m x 2.90m)

uPVC double glazed window to front, single panel radiator, storage cupboard and cupboard housing the gas central heating boiler.

Bathroom 6'4 x 5'6 (1.93m x 1.68m)

Fitted with a low level W/C, pedestal wash hand basin and panelled bath with newly installed shower over. Tiled flooring, tiled to complement, extractor fan and single panel radiator.

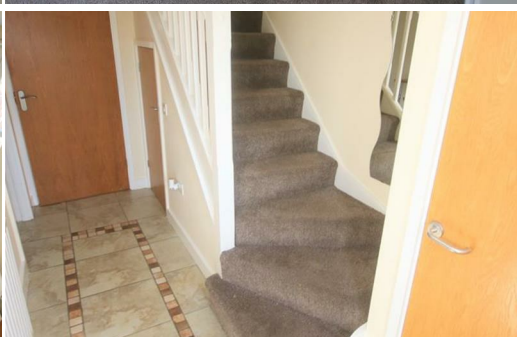
Tenure

We are advised that the property is leasehold. Payment of the ground rent is payable per month and included in the "rental" payment on the other 50% share of the property. Further information surrounding the leasehold can be supplied upon application.

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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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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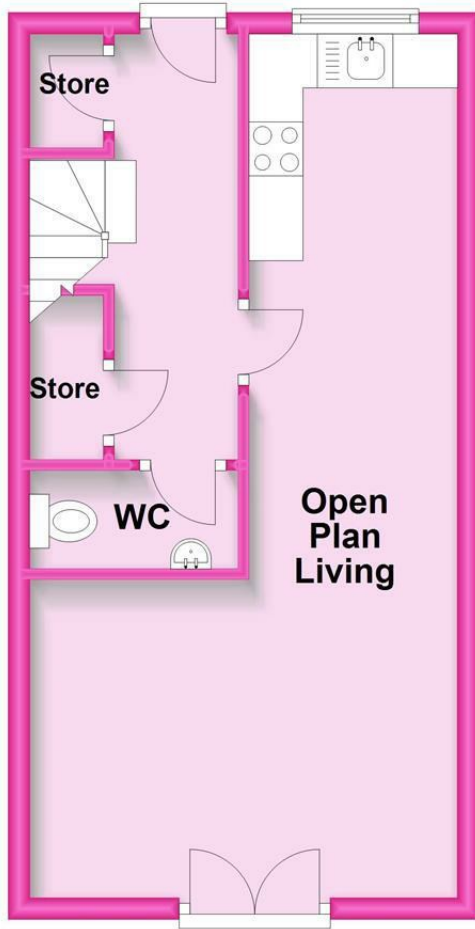
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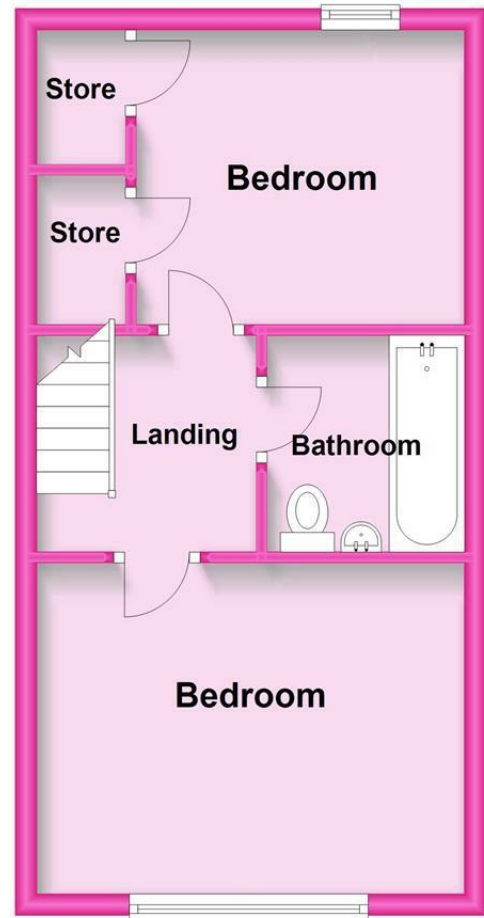
Ground Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



Total area: approx. 63.4 sq. metres (682.9 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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