



203 Timber Wharf Worsley Street Manchester M15 4NX

£275,000

OVERLOOKING THE GARDENS TO THE REAR OF THE DEVELOPMENT! HOME ESTATE AGENTS are delighted to offer the opportunity to purchase a two bedroom, first floor apartment located in the desirable and trendy Timber Wharf development! Having won numerous awards for design, Timber Wharf really did set the marker when it came to modern and contemporary accommodation with high specification finishes. The apartment comprises from hallway with fitted storage, open plan living space comprising of lounge, dining area and semi open modern fitted kitchen, two bedrooms, en-suite shower room to master and fitted bathroom suite. Offering a dual balcony from the bedrooms and lounge which gives views over the gardens and a great Manchester scene beyond. There is an allocated parking space in the underground, secure parking area which there is an annual charge of approx £120.00 per annum. We are advised that the property is leasehold on a 999 year term with a ground rent and service charge of approx £2387.00 per annum. (any service charges quoted will be confirmed fully via your legal representative). Offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- OVERLOOKING THE GARDENS TO THE REAR OF THE DEVELOPMENT!
- Open plan living space
- Contemporary, award winning design!
- Two bedroom, first floor apartment
- Fitted modern kitchen
- Allocated underground, secure parking (charges apply)
- En-suite to master
- Fitted bathroom suite
- Communal gardens to the rear



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Hallway

Door to front and built in storage

Open plan living space 19'1 x 11'4 (5.82m x 3.45m)

Open plan living space complete with exposed feature walls and sliding patio doors leading to a balcony. Lounge and dining area opening with the modern fitted kitchen. Kitchen comprises of wall and base units, roll edge worktops, sink unit, extractor fan, tiled to complement, electric oven and hob, ceiling spotlights and space for fridge freezer.

Bedroom One 11'1 x 9'4 (3.38m x 2.84m)

Sliding patio doors leading to the balcony, feature exposed walls, access to en-suite and electric heater

En-Suite 7'6 x 5'1 (2.29m x 1.55m)

Fitted with a three piece shower room comprising of shower cubicle, low level W/C and wash hand basin. Tiled to complement, ceiling spotlights and extractor fan.

Bedroom Two 9'4 x 8'3 (2.84m x 2.51m)

Sliding patio door leading to balcony and electric storage heater

Bathroom 5'6 x 9'6 (1.68m x 2.90m)

Fitted with a three piece bath room suite comprising of paneled bath, low level W/C and wash hand basin. Tiled to complement, ceiling spotlights and extractor fan. Ladder style radiator and built in storage

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 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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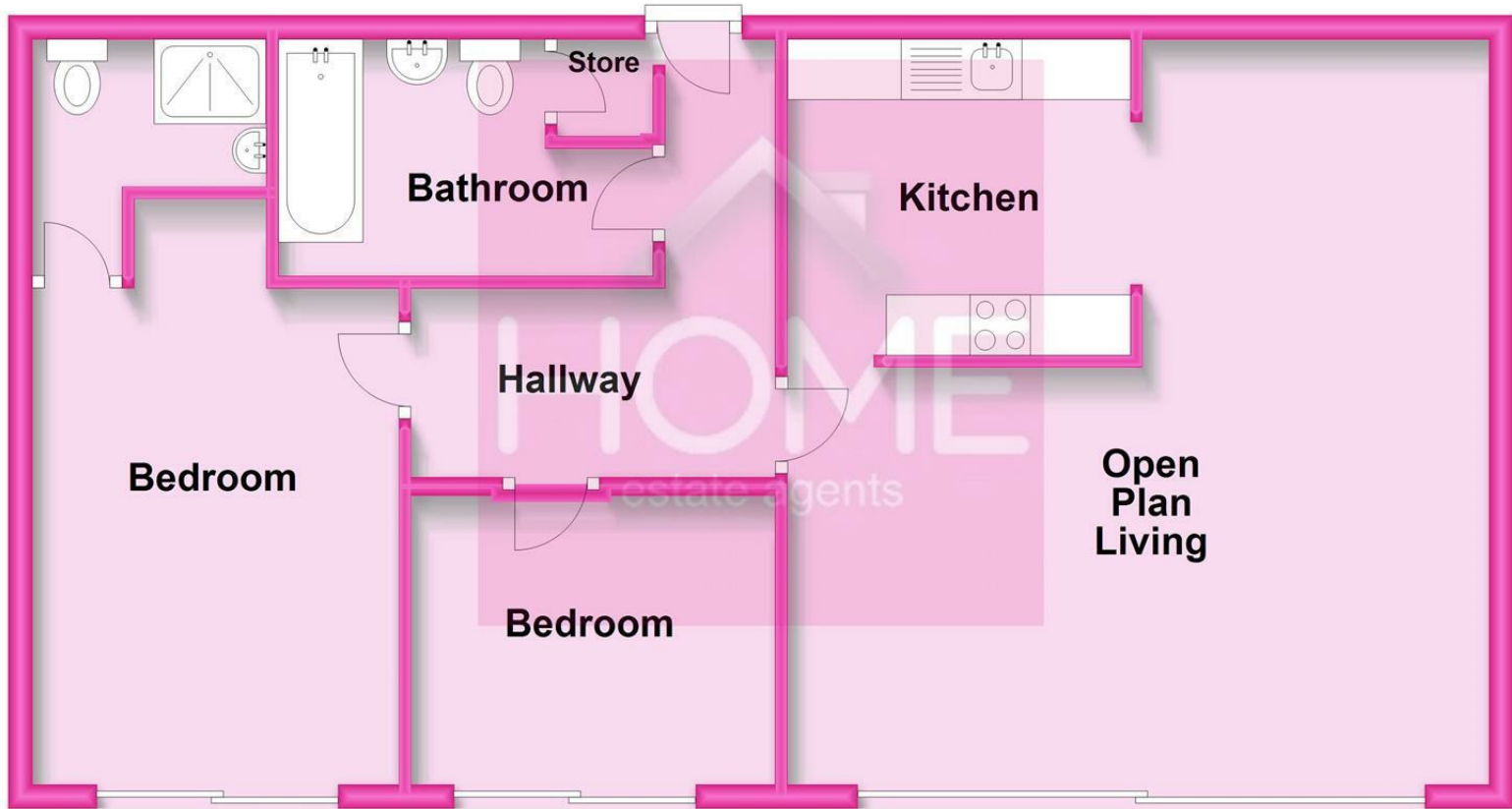
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Ground Floor

Approx. 74.2 sq. metres (799.1 sq. feet)



Total area: approx. 74.2 sq. metres (799.1 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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Not environmentally friendly - higher CO ₂ emissions		
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