



## 35 Clarendon Road Swinton Manchester M27 4BP

### £175,000

**\*\*BLOCK VIEWING SATURDAY 26th JULY - CALL TO ARRANGE YOUR SLOT!\*\*** HOME ESTATE AGENTS are delighted to offer for sale this recently updated two bedroom terrace property which has recently been updated. The property comprises lounge, open plan kitchen/diner with newly installed kitchen, shaped landing, two bedrooms and an updated three piece bathroom suite. The property has recently been fitted with new uPVC double glazing and is heated via newly installed electric heaters. Externally there is a paved yard area. Ideally situated close to Swinton precinct with an array of shops and transport links to Bolton, Salford and Manchester City Centre. Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- **\*\*BLOCK VIEWING SATURDAY 26th JULY - CALL TO ARRANGE YOUR SLOT!\*\***
- Recently updated throughout
- Two bedroom terrace property
- Lounge
- Open plan kitchen/diner with recently fitted kitchen
- Updated three piece bathroom suite
- Rewired and heated via newly installed electric heaters throughout
- Newly fitted double glazing windows and doors
- Rear yard area
- NO VENDOR CHAIN!



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**Lounge 13'0 x 13'0 (3.96m x 3.96m)**

**Kitchen/diner 13'0 x 11'0 (3.96m x 3.35m)**

**Shaped landing**

**Bedroom One 13'0 x 13'0 (3.96m x 3.96m )**

**Bedroom Two 11'0 x 7'0 (3.35m x 2.13m)**

**Bathroom 7'0 x 4'0 (2.13m x 1.22m)**

#### **Sales info**

We are advised that the property is Freehold.

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

The current EPC rating is E.

#### **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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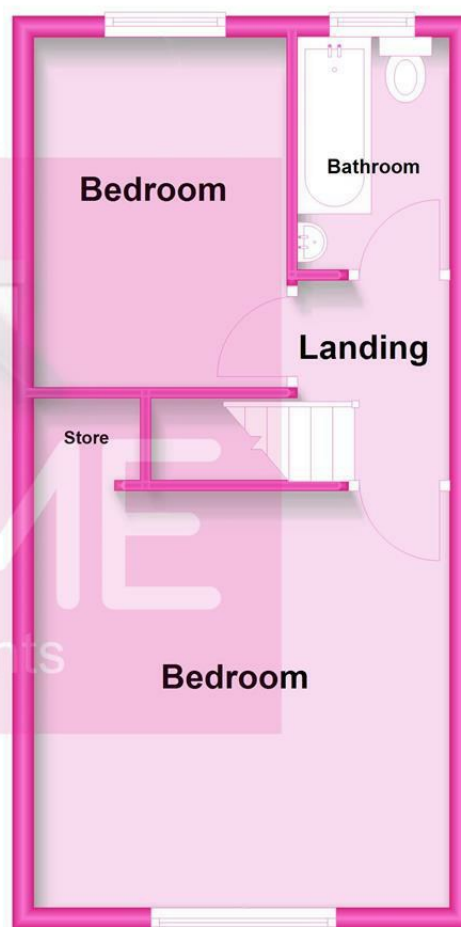
## Ground Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



## First Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



Total area: approx. 65.4 sq. metres (703.8 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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