



211 Worsley Road Swinton Manchester M27 5SF

Offers over £155,000

GROUND FLOOR APARTMENT! NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this well presented ground floor apartment located in this modern and desirable development. The property offers hallway with storage, open plan lounge/diner and open modern kitchen, two double bedrooms and a modern fitted bathroom suite. The property offers double glazing and electric heating. Situated to the ground floor, the property has the ease of access to the allocated parking space to the rear which also has the added benefit of being gated. Ideally situated close to transport links to Swinton, Salford and Manchester City centre. Offered with **NO VENDOR CHAIN!** Call HOME On 01617898383 to view!

- GROUND FLOOR APARTMENT!
- Open plan living space with modern fitted kitchen
- Gated, allocated parking to the rear
- NO VENDOR CHAIN!
- Spacious two DOUBLE bedroom apartment
- Two DOUBLE bedrooms
- Popular Swinton position
- Hallway with storage
- Modern fitted bathroom suite
- Close to East Lancashire Road for great links to Manchester



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Hallway

Open plan living space with kitchen 16'2 x 12'2 (opening to 13'5) (4.93m x 3.71m (opening to 4.09m))

Bedroom One 14'7 x 11'4 (opening to 13'7) (4.45m x 3.45m (opening to 4.14m))

Bedroom Two 15'2 x 12'2 (opening to 13'5) (4.62m x 3.71m (opening to 4.09m))

Bathroom 7'0 x 6'3 (2.13m x 1.91m)

Sales info

We are advised that the property is leasehold. The lease was granted for 150 years commencing 2008. We are advised that the ground rent is approx. £100.00 per annum. We are advised that the annual service charges are approx. £731.08.

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

The current EPC rating is TBC

IMPORTANT INFORMATION -

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks

electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

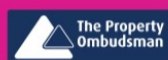
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration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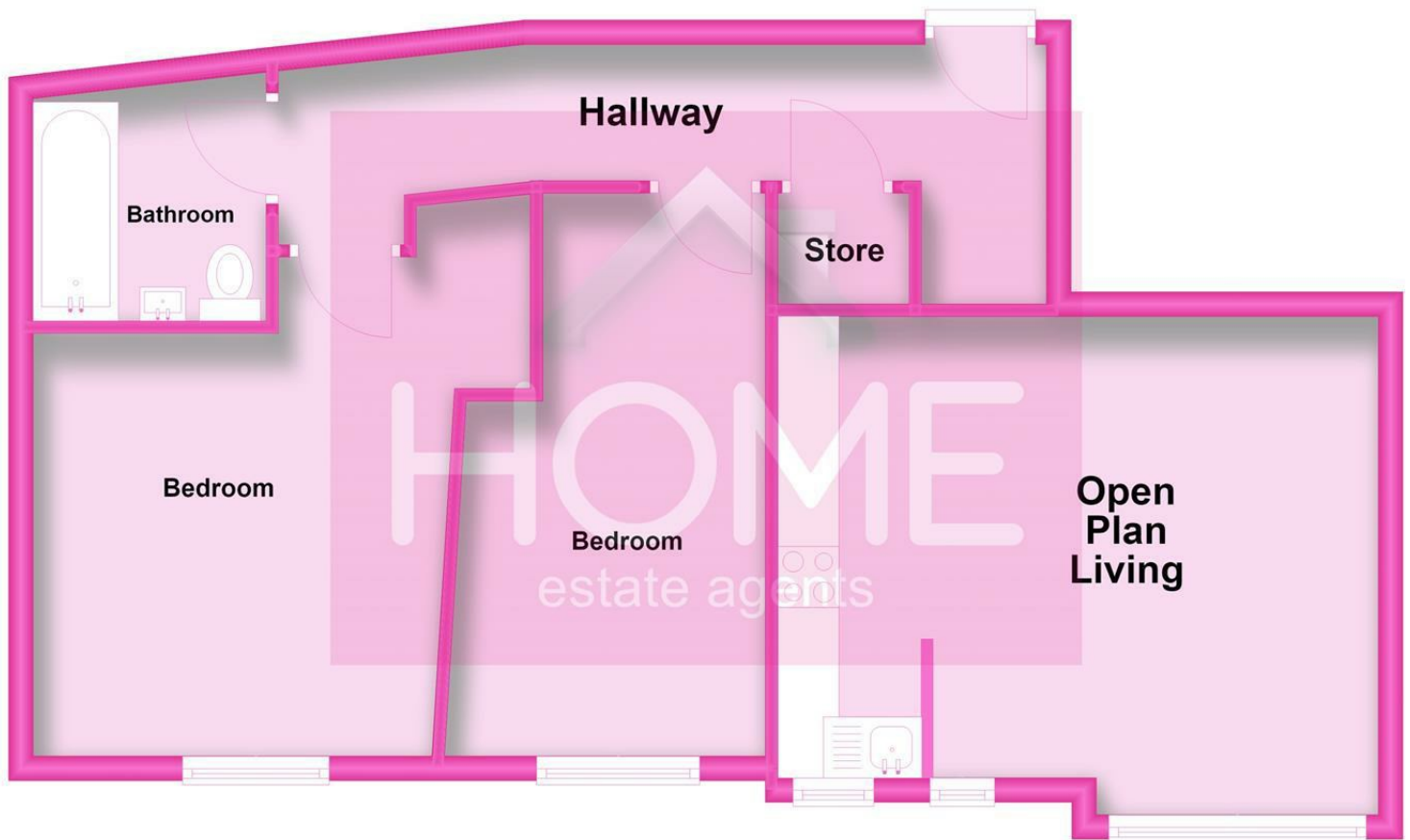
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Ground Floor

Approx. 58.8 sq. metres (633.4 sq. feet)



Total area: approx. 58.8 sq. metres (633.4 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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