



## 4 Worcester Road Swinton Manchester M27 9RP

### £225,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this much cared for, three bedroom semi detached bungalow located in this popular Swinton location. To the ground floor the accommodation comprises hallway, lounge, two bedrooms (one could be used as a dining room if required) and a fitted bathroom suite whilst to the first floor there is a shaped landing, access to a great storage room and bedroom with en-suite to W/C. The property offers gas central heating and double glazing. Externally there is ample off road parking and a single detached garage along with gardens to the front and rear. Ideally offered with NO VENDOR CHAIN! The property also offers the potential to extend subject to local planning permission. Call HOME On 01617898383 to arrange your viewing.

- POPULAR SWINTON POSITION!
- Possibilities for extensions if required!
- Three bedroom semi detached bungalow
- Hallway
- Lounge
- Fitted kitchen/diner
- Two bedrooms and bathroom to the ground floor
- Master bedroom and en-suite W/C to the first floor
- Gardens to front and rear
- NO VENDOR CHAIN!



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### Hallway

uPVC double glazed door to side, meter cupboards, single panel radiator and stairs to the first floor bedroom.

### Lounge 15'4 x 10'6 (4.67m x 3.20m)

uPVC double glazed window to front, gas fire, television point and single panel radiator.

### Kitchen/diner 13'9 x 10'7 (4.19m x 3.23m)

Fitted with wall and base units, roll edge worktops, sink unit, space for fridge freezer, space for washing machine, wall mounted boiler and tiled to complement. uPVC double glazed window to rear, uPVC double glazed door to rear and single panel radiator. Under stairs storage.

### Bedroom Two 10'3 x 9'4 (3.12m x 2.84m)

Situated to the ground floor there is a uPVC double glazed window to the front and single panel radiator.

### Bedroom Three 10'4 x 9'3 (3.15m x 2.82m)

Situated to the ground floor and could also be utilised as a dining room if required. uPVC double glazed window to rear and single panel radiator.

### Bathroom 7'0 x 5'8 (2.13m x 1.73m)

Fitted with three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower over. Tiled to complement and uPVC double glazed window to side.

### First floor landing

Access into the storage and eaves.

### Bedroom One 14'2 x 10'7 (4.32m x 3.23m)

uPVC double glazed window to side, single panel radiator and access to the en-suite W/C.

### En-Suite W/C 6'9 x 3'3 (2.06m x 0.99m)

Fitted with low level W/C, wall mounted sink and extractor fan. Access into further storage area of the eaves.

### Storage room 20'5 x 8'1 (6.22m x 2.46m)

Storage space into the eaves of the roof.

### Tenure

We are advised that the property is leasehold. We are advised that the ground rent of approx. £15.00 per annum.

### 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.

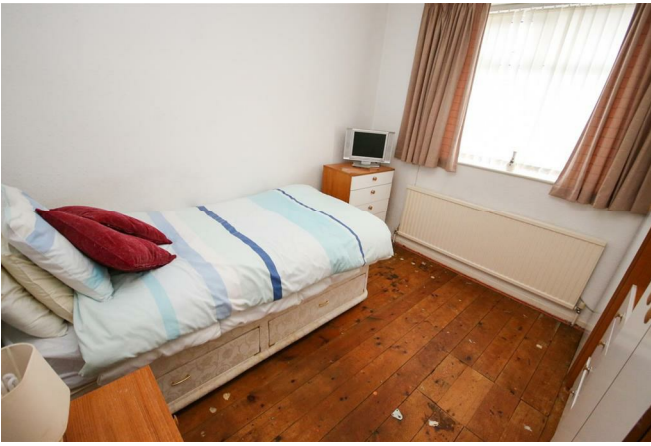


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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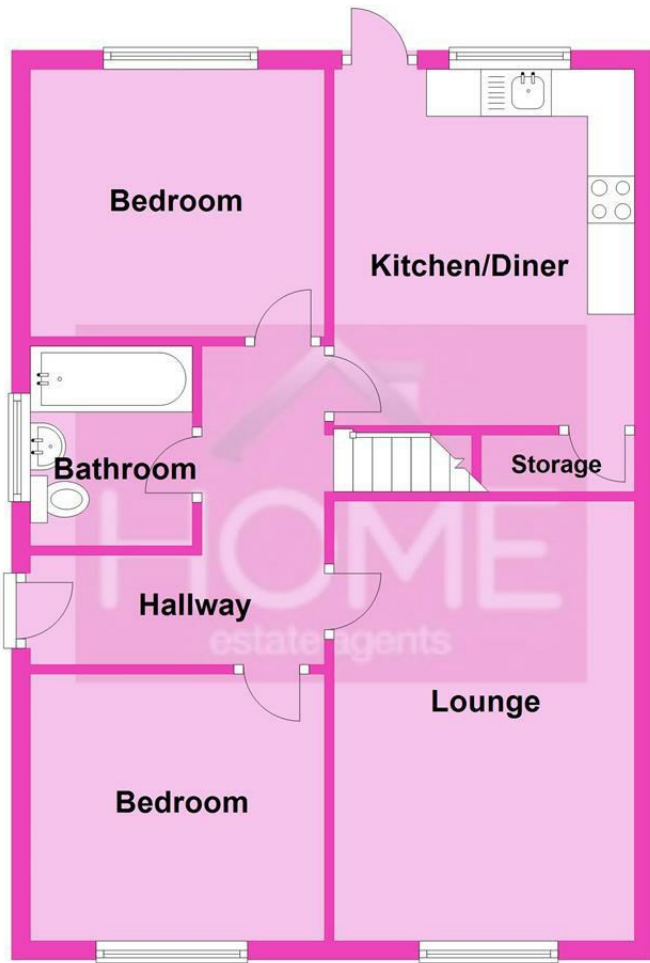
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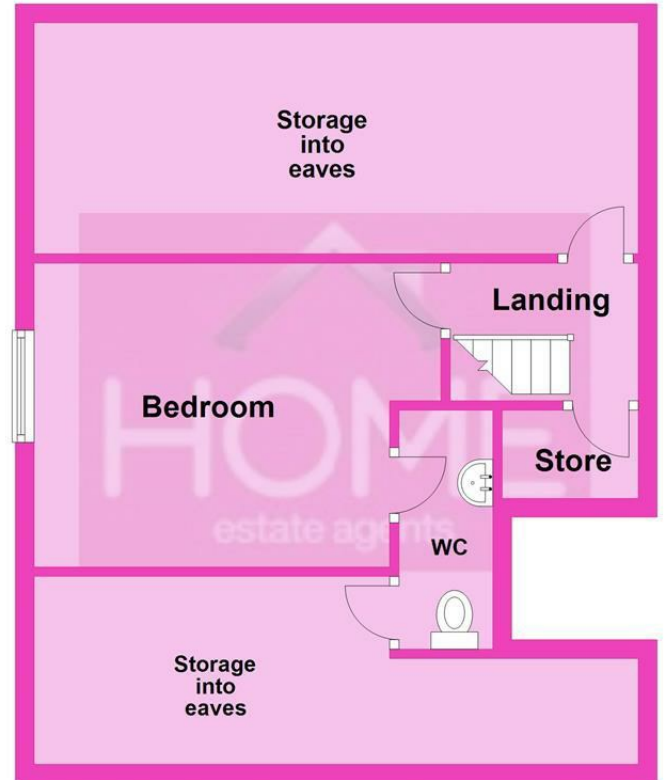
## Ground Floor

Approx. 59.6 sq. metres (641.5 sq. feet)



## First Floor

Approx. 20.5 sq. metres (220.8 sq. feet)



Total area: approx. 80.1 sq. metres (862.4 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>			
(39-54) <b>E</b>			
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