



Guide price £369,950

TENURE : LEASEHOLD

Lostock Road, Davyhulme M41

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

999 Year lease with a peppercorn rent

Vendor has offered on a bungalow

EPC D

Trading Places Estate Agents
42 Flixton Road , Urmston, Manchester, M41 5AB
mark@tradingplacesurmston.co.uk | 01617470022
Website: <https://www.tradingplaces.co.uk/>

TRADING PLACES

TRADING PLACES ESTATE AGENTS are proud to offer for sale this much loved and well appointed three bedroom extended semi detached family property situated in the desirable area of Davyhulme. In brief the property comprises entrance vestibule, welcoming hallway, bay fronted dining room, lounge, conservatory, extended fitted kitchen, shaped landing, the three well proportioned bedrooms and a three piece bathroom suite. The property is warmed by gas central heating (new boiler 2021) and is UPVC double glazed. Externally there is a generous driveway providing ample off-road parking which leads to the attached garage. There is a mainly lawned garden with mature beds whilst to the southerly facing rear there is a paved patio area with mainly lawned garden beyond. Ideally placed for transport links, access to local amenities and the well regarded schools.

Making offers on Trading Places Houses

Your offer needs to be in writing to the below email with your position and any necessary supporting documents.

Phone lines are open Monday 9am – 5.30pm, Saturday 9 – 4pm and Sunday 11-3pm should you have any questions.

**0161 747 0022 (option 1 calls all branches) email
Chloe@tradingplacesurmston.co.uk with all offers**

All offers need to be accompanied with proof of funds

- 1. ID showing full names of all parties purchasing** (including middle names)
- 2. Please confirm your current situation again** (first time buyer, living in rented, Sold, if sold please supply your estate agents details too etc)
- 3. Timescales** (if you are bound by a date you need to complete a sale by)
- 4. Proof of deposit** (i.e. bank statement, confirmation of a gift from parents, memo of sale if you have sold a house etc)
- 5. Mortgage agreement with mortgage advisors' details and phone number, if cash proof of cash**
- 6. Solicitors details** (most won't have yet but if you have please supply)

Its highly unlikely for a vendor to accept an offer without proof of finances so please if something is missing inform / explain why and we will relay this to the vendor.

If you wish to be referred to an independent mortgage advisor for some advice or wish to compare your current mortgage deal, please just ask.