



Asking Price £180,000

TENURE : LEASEHOLD

Brentwood House, Flixton Road, Flixton M41

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Ground Rent £85PA

Service Charge - £1865.62

95 Years left on the lease

Council Tax Band A

No Onward Vendor Chain

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

TRADING PLACES

****NO ONWARD CHAIN**** Trading Places are delighted to offer to market this well presented two bedroom second floor apartment. The property briefly comprises of an entrance hall, lounge, two double bedrooms, a modern kitchen and separate bathroom and W/C. Communal parking to the side of the building and a private brick shed. Walking distance into Urmston town centre and a two minute walk from Flixton train station!

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.