



17 The Spinney Urmston Manchester M41 5SR 70% Shared ownership £190,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this well appointed two bedroom first floor 70% shared ownership retirement apartment. Boasting its own private front door & peaceful location. In brief the accommodation comprises welcoming hallway, lounge, fitted kitchen, the two well proportioned bedrooms & a three piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally there are well maintained gardens & residents off road parking. Ideally placed for local amenities. transport links & Trafford General Hospital. To book your viewing call the team at HOME.

- 70% Shared ownership
- Lounge
- uPVC double glazed
- Gardens & parking
- Two bedrooms
- Kitchen
- Gas central heated
- First floor apartment
- Three piece bathroom
- Own private entrance

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Hallway

Door located at the rear. Two built in storage cupboards. Radiator.

Lounge 14'5 x 9'6 (4.39m x 2.90m)

uPVC double glazed box bay window to the front and radiator.

Kitchen 8'10 x 7'5 (2.69m x 2.26m)

A comprehensive range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Space for other appliances. Incorporating a single unit sink with mixer tap. Built in pantry. Splash tiling and radiator. Worcester gas central heating boiler. uPVC double glazed window to the front.

Bedroom one 11'4 x 9'6 (3.45m x 2.90m)

uPVC double glazed window to the front and radiator.

Bedroom two 11'5 x 6'10 (3.48m x 2.08m)

uPVC double glazed window to the front and radiator.

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

A three piece suite comprises low level WC, vanity wash hand basin and bath with shower over. Tiling to compliment and tiled floor. Ladder radiator. uPVC double glazed window to the rear.

Externally

Externally there are well maintained gardens boasting lawned areas, mature beds and pathways. There is ample off road parking for residents and visitors.

Shared ownership & service charge

As our client owns the maximum 70% share there is no rent to pay on the remaining share. The management fee is £63.13pcm which covers the buildings insurance, gardens and parking spaces.

Council tax

The property is council tax band B.

Property disclaimer

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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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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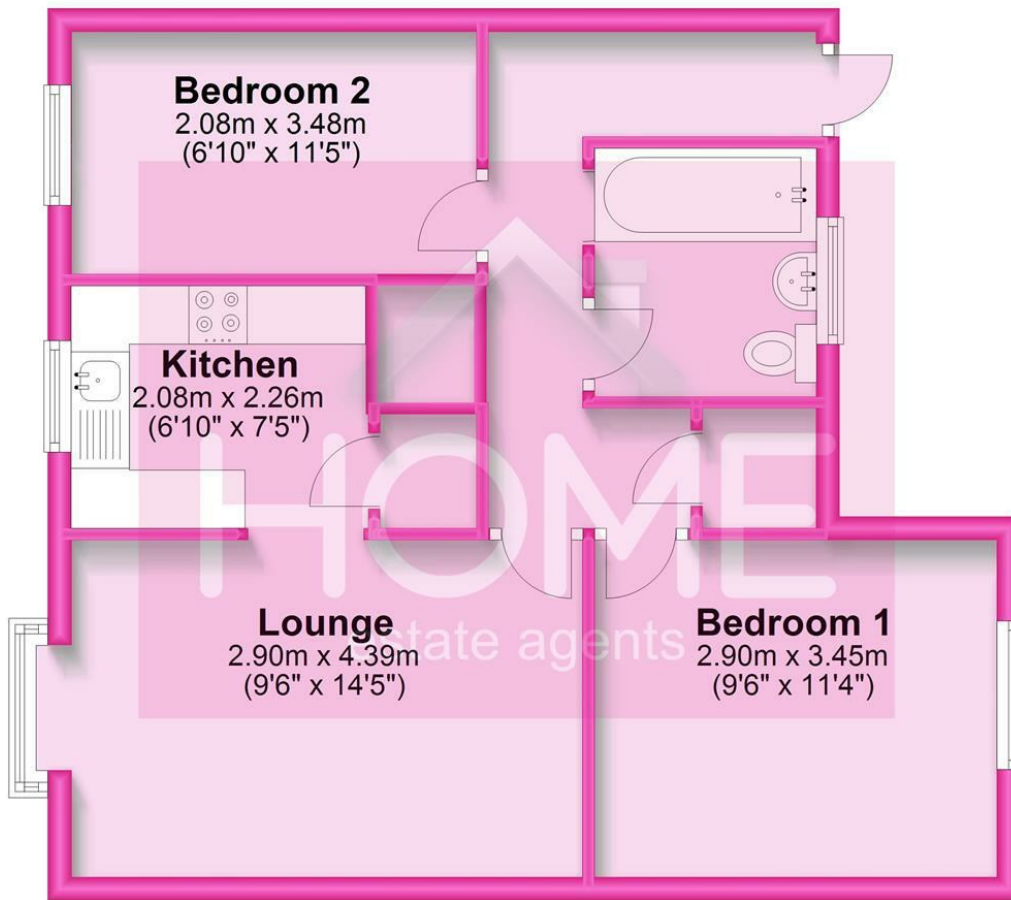
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Ground Floor

Approx. 50.2 sq. metres (540.6 sq. feet)



Total area: approx. 50.2 sq. metres (540.6 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			
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