



## 17 Winster House Moorside Road Flixton M41 5PD

### 70% Shared ownership £69,999

NO VENDOR CHAIN! HOME ESTATE AGENTS are proud to offer for sale for 70% shared ownership this one bedroom retirement flat overlooking gardens to the side. Accommodation comprises, hallway lounge, fitted kitchen, three piece shower room and the one bedroom. The property is warmed by gas central heating and benefits from being double glazed. Externally there are communal gardens and off road parking. SERVICE CHARGE £410.00pcm which cover, employment of site manager, maintenance of the 24 hour emergency cord service, garden maintenance, laundry facilities, building insurance and window cleaning. It even covers the cost of the central heating. In Winster house there are separate guest bedrooms which can be used for family and friends visiting. To book your viewing call the team at HOME.

- No vendor chain
- Residents lounge
- Three piece shower room
- Parking & communal gardens
- First floor retirement flat
- Lounge
- One double bedroom
- Lift to all floors
- Fitted kitchen
- 70% shared ownership

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### Hallway

Door from the communal hallway. Built in storage cupboard.

### Lounge 14'7" x 9'6" (4.45m x 2.92m )

Two uPVC double glazed window & radiator. Emergency pull cord.

### Kitchen 9'4" x 5'4" (2.87m x 1.63m)

uPVC double glazed window to the rear. Fitted with a range of wall and base units with rolled edge work top incorporating sink unit. Space for appliances. Tiled splash backs. Single panel radiator.

### Bedroom 15'3" x 8'5" (4.66m x 2.57m )

UPVC double glazed window. Single panel radiator and fitted wardrobe Emergency pull cord.

### Shower room

A three piece suite comprises low level WC, vanity wash hand basin and shower cubicle. Tiling to compliment, Vinyl flooring and radiator.

### Communal gardens

Externally there is ample off road parking for residents and visitors. There are well maintained mainly lawned gardens to three sides.

### Other information

There is a residents lounge, lifts to all floors and a stairs lift.

### Management information

SERVICE CHARGE £410.00 which covers the ground rent, employment of site manager, maintenance of the 24 hour emergency cord service, garden maintenance, laundry facilities, building insurance and window cleaning. It even covers the cost of the central heating.

### 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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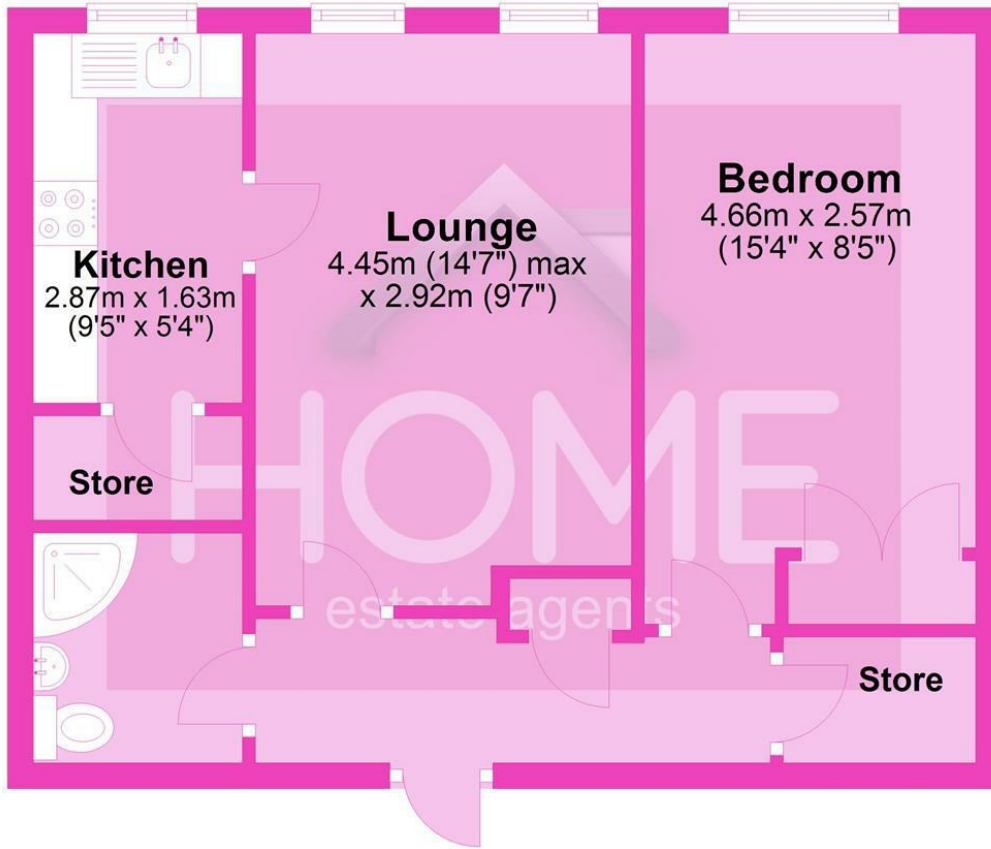
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# Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



Total area: approx. 41.5 sq. metres (446.4 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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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