



15 Charleston Square Urmston Manchester M41 5FL

75% Shared ownership £190,000

NO CHAIN! HOME ESTATE AGENTS for sale, the 75% shared ownership two bedroom true bungalow situated in the always popular Charleston Square. Being sold with no vendor chain and therefore offering an early completion date if desired. In brief the property comprises welcoming hallway, lounge, fitted kitchen, the two well proportioned bedrooms and three piece shower room. The property is warmed by gas central heating and is uPVC double glazed. Externally to the front of the property there is off road parking and pleasant garden area. To the rear, which enjoys a sunny aspect, there is a private mainly lawned garden accessed directly from the lounge. Ideally placed for access into Urmston, transport links and Trafford General Hospital. To book your viewing call the team at HOME

- Retirement bungalow
- Spacious lounge
- UPVC double glazed
- Cul de sac location
- 75% shared ownership
- Fitted kitchen
- Gas central heating
- Two bedrooms
- Three-piece shower room
- Garden with southerly aspect

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Hallway

Door to front, storage cupboard and radiator.

Lounge 14'5" x 10'7" (4.40m x 3.25m)

uPVC double glazed patio doors, leading to the rear garden. Radiator.

Kitchen 7'10" x 7'10" (2.41m x 2.40m)

A comprehensive range of fitted wall and base units with a rolled edge worktop over. Incorporating a single unit sink with mixer tap. Space for appliances. Splash tiling, radiator and gas central heating boiler. uPVC double glazed window to the front.

Bedroom one 9'1" x 13'9" (2.77m x 4.20m)

uPVC double glazed window to rear and radiator.

Bedroom two 7'4" x 10'5" (2.26m x 3.19m)

uPVC double glazed window to front and radiator.

Shower room

A three piece bathroom suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment and radiator.

Externally

To the front of the property there are pleasant garden areas and off road parking. To the southerly facing rear there is a mainly lawned garde accessed directly from the lounge.

Management information

As our clients own the maximum 75% share, there is no rent to pay on the remaining 25%. The monthly management fee is £65, which covers buildings insurance, ground rent, maintenance of gardens and off road parking areas.

Tenure

The property is leasehold and the cost is paid within the management fee.

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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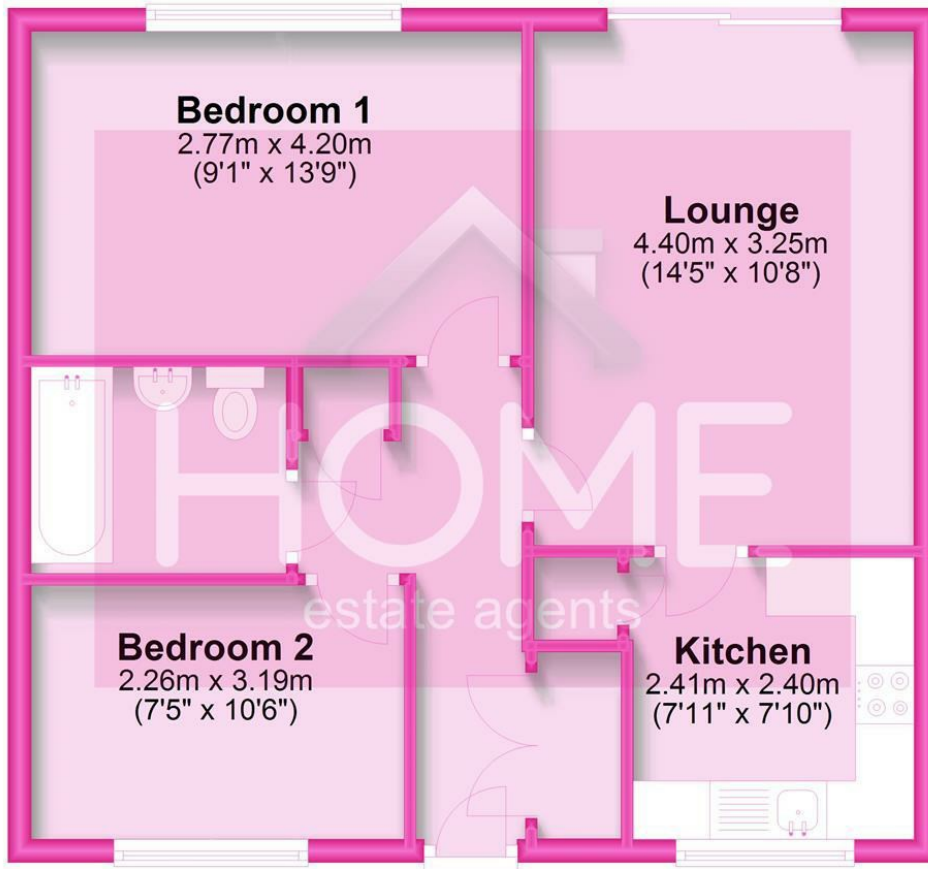
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Ground Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



Total area: approx. 52.5 sq. metres (564.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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