



2 Outwood Avenue Clifton Manchester M27 6NP

£220,000

A TRUE BUNGALOW! OPEN ASPECT TO THE FRONT! HOME ESTATE AGENTS are thrilled to offer for sale this two bedroom, TRUE semi detached bungalow. With open aspects to the front and the potential to add your own stamp, this is a great opportunity! The property comprises hallway, open plan lounge/diner with a pleasant view of Clifton Country Park and beyond to the front, fitted kitchen, two bedrooms and a fitted shower room. The property is double glazed and gas central heated. Externally there is a paved garden to the front, with the potential to create off road parking, whilst to the rear a tiered garden with the possibility to create your dream garden area. Located on an elevated position, with open views to the front and in a cul de sac position the property is a real "Must see". Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- ADD YOUR OWN STAMP!
- NO VENDOR CHAIN!
- A true semi detached bungalow
- Views to the front over Clifton Country park and beyond
- Hallway
- Lounge/diner with great views
- Fitted kitchen
- Fitted shower room
- Two bedrooms
- Tiered gardens to the front and rear



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Hallway 4'7 x 4'2 (1.40m x 1.27m)

Lounge/Diner 17'9 x 14'0 (5.41m x 4.27m)

Kitchen 8'0 x 7'9 (2.44m x 2.36m)

Bedroom One 11'5 x 11'0 (3.48m x 3.35m)

Bedroom Two 8'8 x 8'2 (2.64m x 2.49m)

Shower room 6'1 x 5'5 (1.85m x 1.65m)

Sales info

We are advised that the property is Freehold. We have been made aware that that the current owner does pay a chief rent of approx. £5.00 per annum to Salford Council.

We are advised that the current council tax band is band B.

The current EPC rating is D.

IMPORTANT INFORMATION -

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. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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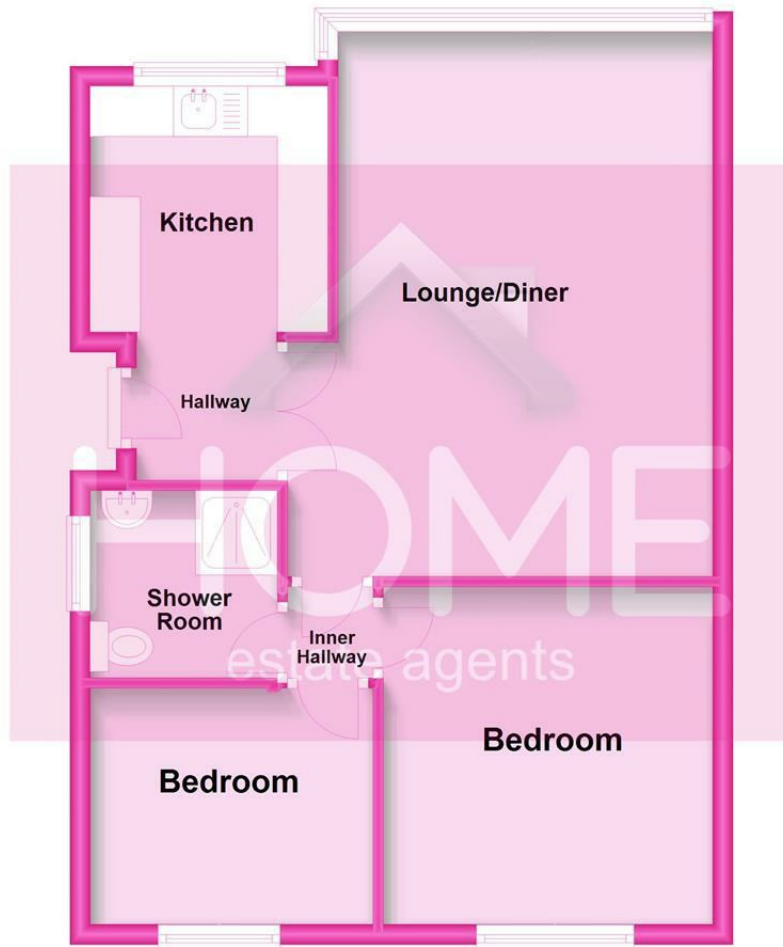
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Ground Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



Total area: approx. 52.6 sq. metres (565.9 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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