



24 Moss Lane Swinton Manchester M27 9RZ

£200,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are thrilled to offer for sale this well presented and recently updated three bedroom terrace property located in a popular Swinton location! The property, which has recently been redecorated and fitted with new flooring/carpets, comprises hallway, lounge, modern open plan kitchen/diner, shaped landing, three bedrooms and contemporary fitted bathroom suite. The property was fitted with a new gas central heating boiler approx. 2 years ago and is double glazed throughout. Externally there is a garden to the front with paved pathway whilst to the rear there is a good size garden with paved patio and lawned garden area with access to the storage garage. The garage has been partially converted and was previously used as a bar area. Ideally offered with **NO VENDOR CHAIN** and would be a great first time buy! Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Porch and hallway
- Modern fitted bathroom suite
- Garden to the front
- Much improved and recently updated!
- Lounge
- Gas central heating boiler fitted approx. 2 years ago
- Three bedroom mid terrace property
- Open and modern plan kitchen/diner
- Garden to the rear with partially converted garage



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Porch 4'0 x 3'0 (1.22m x 0.91m)

Hallway

Lounge 14'0 x 13'0 (4.27m x 3.96m)

Kitchen/diner 16'0 x 8'0 (4.88m x 2.44m)

Shaped landing

Bedroom One 12'0 x 9'1 (3.66m x 2.77m)

Bedroom Two 10'0 x 9'0 (3.05m x 2.74m)

Bedroom Three 9'0 x 6'0 (2.74m x 1.83m)

Bathroom 7'0 x 6'0 (2.13m x 1.83m)

Sales info

We are advised that the property is leasehold. The initial term of the lease was granted for 999 years and are advised that there is a ground rent of approx. £6.00.

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

The current EPC rating is TBC

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 and floorplans are approximate and are for

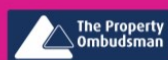
illustration only.

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



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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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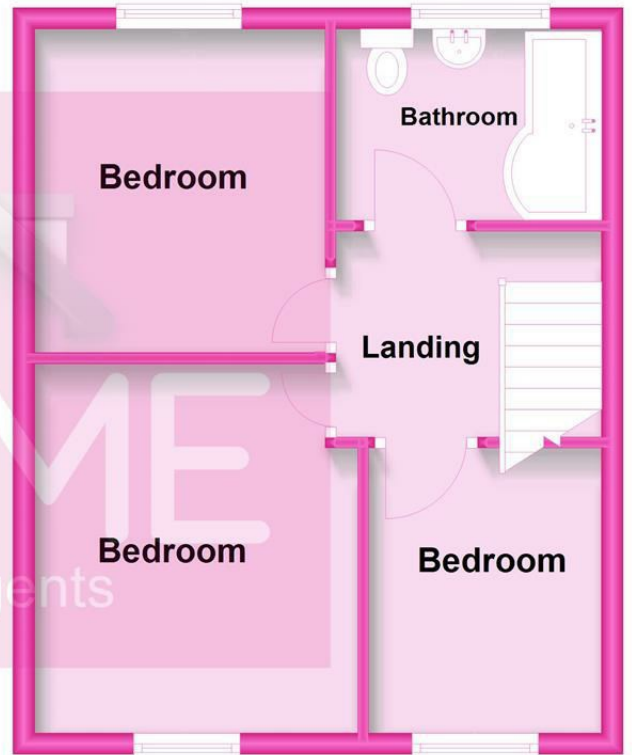
Ground Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 71.8 sq. metres (772.7 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 | | |
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