



79 Rye Bank Road Firwood Manchester M16 0FX

£480,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this extended and well presented three bedroom semi detached property situated just a short walk from Chorlton with Longford park, popular local schools and the Metro-link all on it's doorstep. The property comprises welcoming hallway, bay fronted lounge, extended rear dining/sitting room and modern fitted kitchen, to the first floor there are three well proportioned bedrooms and a family bathroom. Externally to the front of the property is a garden with driveway leading to the side, whilst to the rear of the property is a good size lawn garden with paved patio area. Located on a quiet tree lined street with good local amenities and schools along with excellent transport links into Manchester city center, Media city and the Trafford centre. Offered with NO VENDOR CHAIN! Call HOME to book your viewing on 0161 789 8383.

- NO VENDOR CHAIN!
- Extended rear reception
- Fitted family bathroom
- Call to book your viewing!
- FANTASTIC LOCATION
- Fitted kitchen
- Off road parking
- Bay fronted lounge
- Three bedrooms
- Great transport links



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Hallway

Lounge 13'10 x 11'10 (4.22m x 3.61m)

Rear sitting/dining room 15'10 x 11'10 (4.83m x 3.61m)

Kitchen 14'0 x 6'4 (4.27m x 1.93m)

Shaped landing

Bedroom One 13'4 x 11'0 (4.06m x 3.35m)

Bedroom Two 13'1 x 11'10 (3.99m x 3.61m)

Bedroom Three 10'4 x 7'2 (3.15m x 2.18m)

Bathroom 6'10 x 6'4 (2.08m x 1.93m)

Sales info

We are advised that the property is leasehold. We are advised that the lease was granted for 990 years commencing 1926. There is a ground rent payable of approx. £4.00 per annum.

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

The current EPC rating is D.

IMPORTANT INFORMATION -

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an

offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

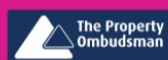
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration 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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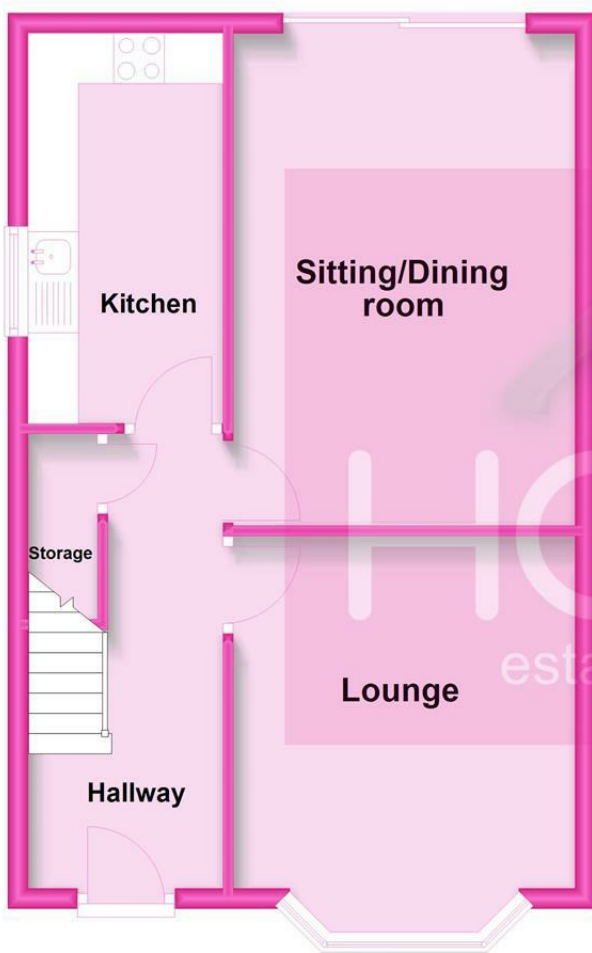
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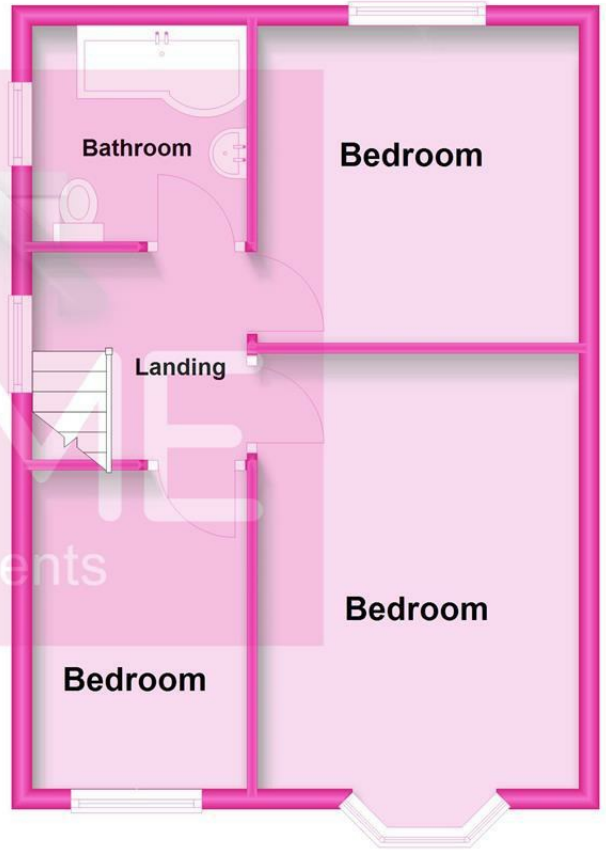
Ground Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 87.2 sq. metres (938.6 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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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