

Monton Office

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39 Grosvenor Road Worsley Manchester M28 3RL

£185,000

RECENTLY UPDATED THROUGHOUT! HOME ESTATE AGENTS are delighted to offer for sale this well presented and much improved two bedroom terrace property. The property comprises vestibule, lounge, dining room, newly installed modern fitted kitchen with integrated appliances, two good size bedrooms and an updated shower room complete with walk in shower. The property boasts gas central heating and double glazing. Externally the property is pavement fronted and has a great size, southerly facing, yard area to the rear. Ideally located close to Walkden Town center with its shops and transport links to Bolton and Worsley. Offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- RECENTLY UPDATED!
- Vestibule
- Recently fitted kitchen with integrated appliances
- NO VENDOR CHAIN!
- CALLING ALL FIRST TIME BUYERS
- Lounge
- Updated shower room
- Two bedroom terrace property
- Dining room
- Southerly facing yard to the rear



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Vestibule

Lounge 13'4 x 13'3 (4.06m x 4.04m)

Dining room 13'4 x 9'8 (4.06m x 2.95m)

Kitchen 11'7 x 6'7 (3.53m x 2.01m)

Shaped landing

Bedroom One 13'4 x 13'3 (4.06m x 4.04m)

Bedroom Two 10'0 x 8'0 (3.05m x 2.44m)

Shower room 6'9 x 4'7 (2.06m x 1.40m)

Sales info

We are advised that the property is Freehold.

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

The current EPC rating is E.

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.

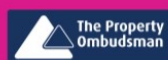
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration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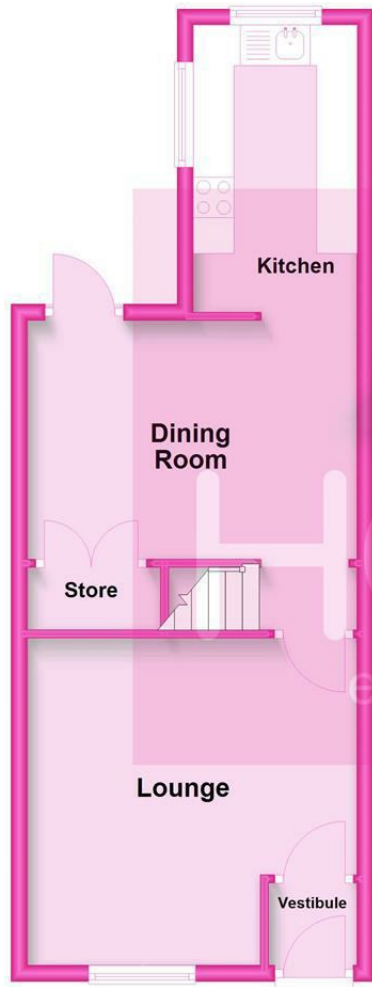
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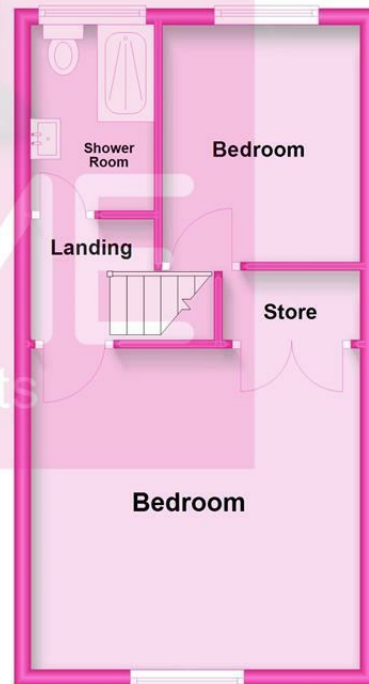
Ground Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.4 sq. feet)



Total area: approx. 72.1 sq. metres (775.8 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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