



Hayfield Avenue, Bredbury, SK6 1EG

Be quick as these 2 bedroom, SHARED OWNERSHIP BUNGALOWS for people OF RETIREMENT AGE are always popular. This is a highly sought after cul-de-sac development close to local shops and transport facilities. Independently valued by a RICS surveyor at £230,000 for the full 100% value this particular bungalow is offered as a 70% share with no rent payable for the remaining share. A monthly service charge is payable to the housing association which covers items such as gardening and buildings insurance and any purchaser would need to be approved by the housing association. Entrance hall, lounge, fitted kitchen, two bedrooms and a modern shower room. EPC rating C. Council Tax Band: C. Tenure: Leasehold.

Price Guide: £161,000



ENTRANCE HALL

6' 5" x 4' 2" (1.95m x 1.27m)

LIVING ROOM

17' 2" x 9' 9" (5.23m x 2.97m)



KITCHEN

8' 3" x 8' 0" (2.51m x 2.44m)



INNER HALL

BEDROOM ONE

11' 9" x 9' 9" (3.58m x 2.97m)



BEDROOM TWO/DINING ROOM

8' 8" x 8' 0" (2.64m x 2.44m)



SHOWER ROOM

7' 11" x 4' 8" (2.41m x 1.42m)



RENT/SERVICE CHARGE

There is a monthly service charge payable of £96.48 which covers items such as buildings insurance, garden maintenance, external property maintenance, window cleaning and care call facility. Further information on the service charge and lease will be available from your legal representatives. We understand a 99 year lease was granted in October 2016.

OUTSIDE



VIEWING ARRANGEMENTS

Viewing is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

EPC Rating - To follow
Council Tax Band C
Tenure - Leasehold



Thomas Lardner Estate Agents, which is a trading name of Romiley Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

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