



## 144 Vicars Hall Lane Boothstown Manchester M28 1HY

**£490,000**

STUNNING THROUGHOUT! A DETACHED TRUE BUNGALOW! HOME ESTATE AGENTS are privileged to offer for sale this recently extended and much improved detached bungalow which has been fully and recently renovated throughout to a high standard. With open aspects to the front and located in a sought after Boothstown location the property is highly recommended for a viewing! The property comprises lounge with media wall, woodland views to the front and finished with Velux windows to add additional natural light, recently installed high quality kitchen with integrated appliances and wine fridge, inner hallway, four bedrooms, shower room and further family bathroom suite. The property is gas central heated via a newly installed boiler and is newly double glazed throughout. Externally the space continues with dual driveways to the front and side along with vehicular access to the garage. To the rear there is a low maintenance garden with artificial grass area. Having undergone a scheme of modernisation and extension, the property is a real dream property! Call HOME On 01617898383 to view!

- STUNNING THROUGHOUT!
- Lounge with media wall and velux windows
- Four good size bedrooms
- Low maintenance garden to the rear
- Four bedroom detached true bungalow
- Newly installed kitchen with appliances and wine fridge
- Overlooking woodland to the front
- Recently extended and refurbished to a high standard throughout
- Recently fitted shower room and further family bathroom suite
- Ample off road parking to the front, side and access to the single garage



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**Hallway 7'2 x 3'3 and 13'9 x 2'8 (2.18m x 0.99m and 4.19m x 0.81m)**

**Lounge 16'4 x 11'3 (4.98m x 3.43m)**

**Kitchen 13'5 x 10'6 (4.09m x 3.20m)**

**Shower room 6'5 x 5'9 (1.96m x 1.75m)**

**Bedroom One 13'3 x 11'4 (4.04m x 3.45m)**

**Bedroom Two 11'11 x 12'2 (3.63m x 3.71m)**

**Bedroom Three 10'3 x 8'6 (3.12m x 2.59m)**

**Bedroom Four 7'6 x 7'2 (2.29m x 2.18m)**

**Bathroom 6'2 x 5'9 (1.88m x 1.75m)**

#### **Sales info**

We are advised that the property is freehold.

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:** Manton - 9262084 Urmston - 04331861 Stretford - 08259553



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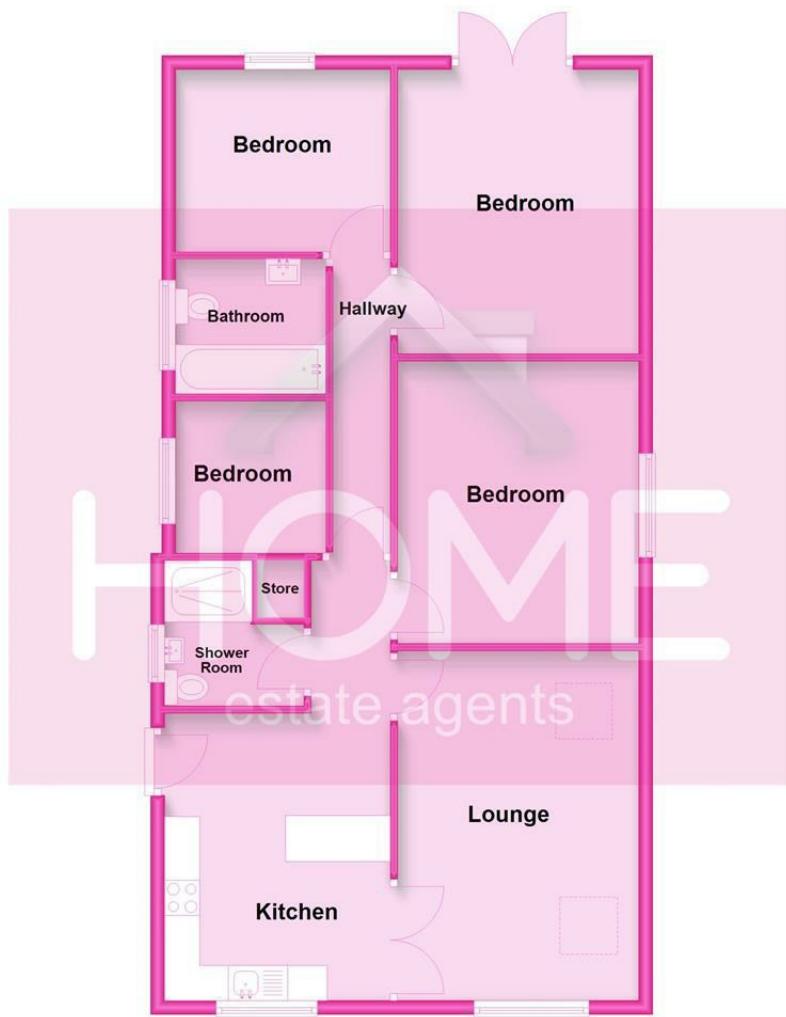
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### Ground Floor

Approx. 88.4 sq. metres (951.1 sq. feet)



Total area: approx. 88.4 sq. metres (951.1 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<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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