



## 27 Wilton Avenue, Manchester, M16 0JH Offers in excess of £300,000

\*\* OFFERED WITH NO ONWARD CHAIN - ATTENTION CASH BUYERS \*\*

A traditional semi detached home which requires modernisation has become available in the popular area of Old Trafford in Manchester. This home will appeal to many and we strongly suggest an early inspection.

The accommodation on offer briefly consists: Entrance porch, spacious welcoming hall, lounge with bay fronted window and separate dining room with doors to the garden. The kitchen requires updating but plenty of space for wall units and preparation surfaces.

The stairs lead to the first floor landing with three bedrooms and bathroom, along with separate w.c.

A great chance to re landscape the enclosed, rear garden with patio and gates leading to garage.  
A drive to the side and front for off road parking.

LOCATION: Within convenient access to the Trafford Centre and retail park, the location is sought after. Along with access via tram and road directly into the city centre of Manchester the location has local shops, schools, churches and supermarkets.



## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

## Leasehold Information

907 years remaining on the lease

Ground rent: £5 per annum

Maintenance charge: £0 per month

This information is provided by the vendor and should be verified during the conveyancing process.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

