BALMER & CO.

SALES & LETTINGS

Fereday Street, Worsley, M28 3TG

Guide Price £80,000













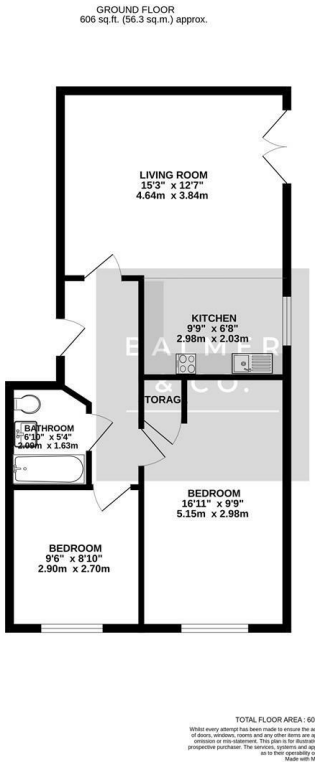


Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000

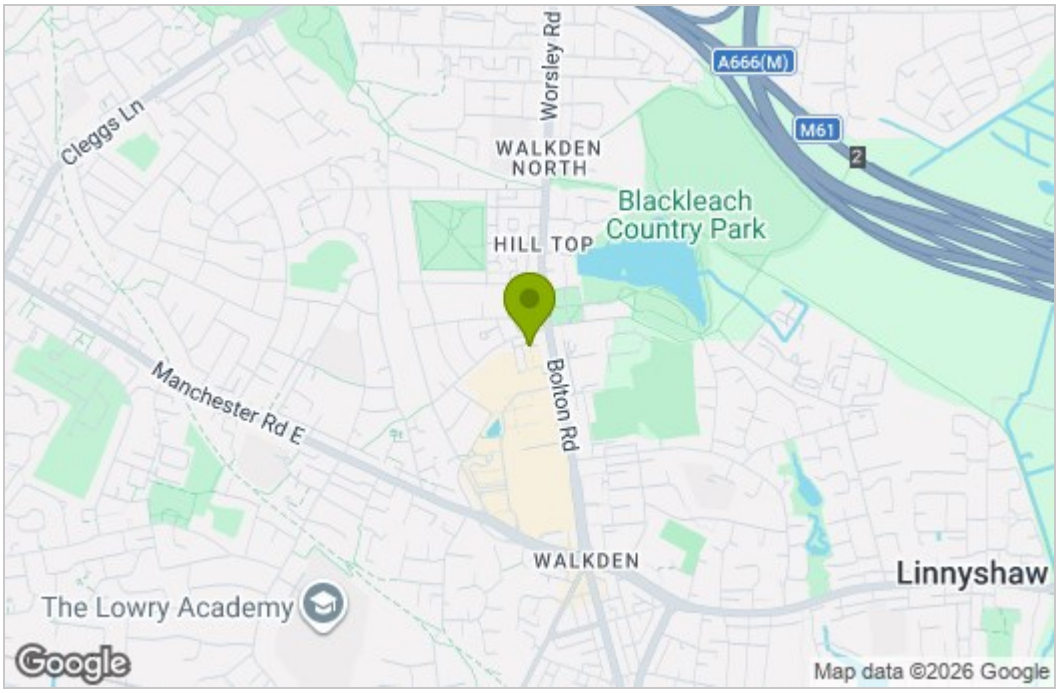
BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this fantastic two bedroom first floor apartment close to Walkden town centre. Very nicely presented throughout this property comprises in brief of communal entrance with secure entry system, private entrance with hallway, large living room with Juliette balcony, modern fitted kitchen with integrated appliances, large master bedroom with fitted cupboard space, second double bedroom, with a modern three piece bathroom completing the accommodation on offer. Externally there are communal gardens with allocated parking. Early viewings highly recommended, all enquiries welcome.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

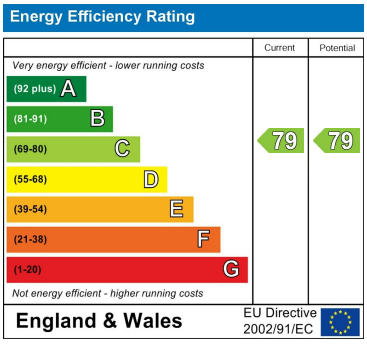
Floor Plan

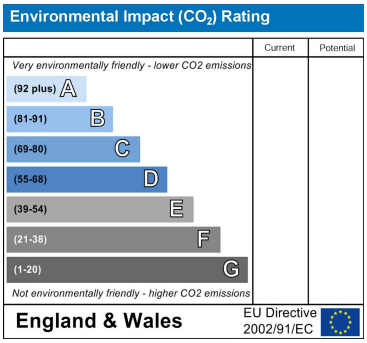


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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