HOME
estate agents

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28 Gorse Street Stretford Manchester M32 0HZ

Offers over £280,000

POPULAR GORSE HILL LOCATION! SPACIOUS TERRACE PROPERTY! HOME ESTATE AGENTS are pleased to offer for sale this spacious, three bedroom terrace property located in the sought after location of Gorse Hill. The property comprises hallway, through lounge/diner, modern fitted kitchen with access to the yard. To the first floor there is a shaped landing, three bedrooms and a three piece modern fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is a paved palisade to the front whilst to the rear there is a larger than average yard area with artificial grass area. Ideally positioned with great transport links to Stretford and Manchester City Centre. Call HOME On 01617898383 to arrange your viewing

- SPACIOUS TERRACE PROPERTY!
- Three bedrooms
- Modern fitted bathroom suite
- Great first time buy!
- Popular Stretford position
- Through lounge/diner
- Yard to the rear
- Hallway
- Modern fitted kitchen
- Recently updated and modern condition throughout

Hallway

Through lounge/diner 26'5 x 10'9 (8.05m x 3.28m)

Kitchen 14'6 x 9'6 (4.42m x 2.90m)

Shaped landing

Bedroom One 14'9 x 11'11 (4.50m x 3.63m)

Bedroom Two 12'4 x 9'5 (3.76m x 2.87m)

Bedroom Three 9'1 x 7'9 (2.77m x 2.36m)

Bathroom 6'8 x 6'3 (2.03m x 1.91m)

Sales info

We are advised that the property is freehold.
We are advised that the current council tax band is band B.
The current EPC rating is C

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.

















LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com

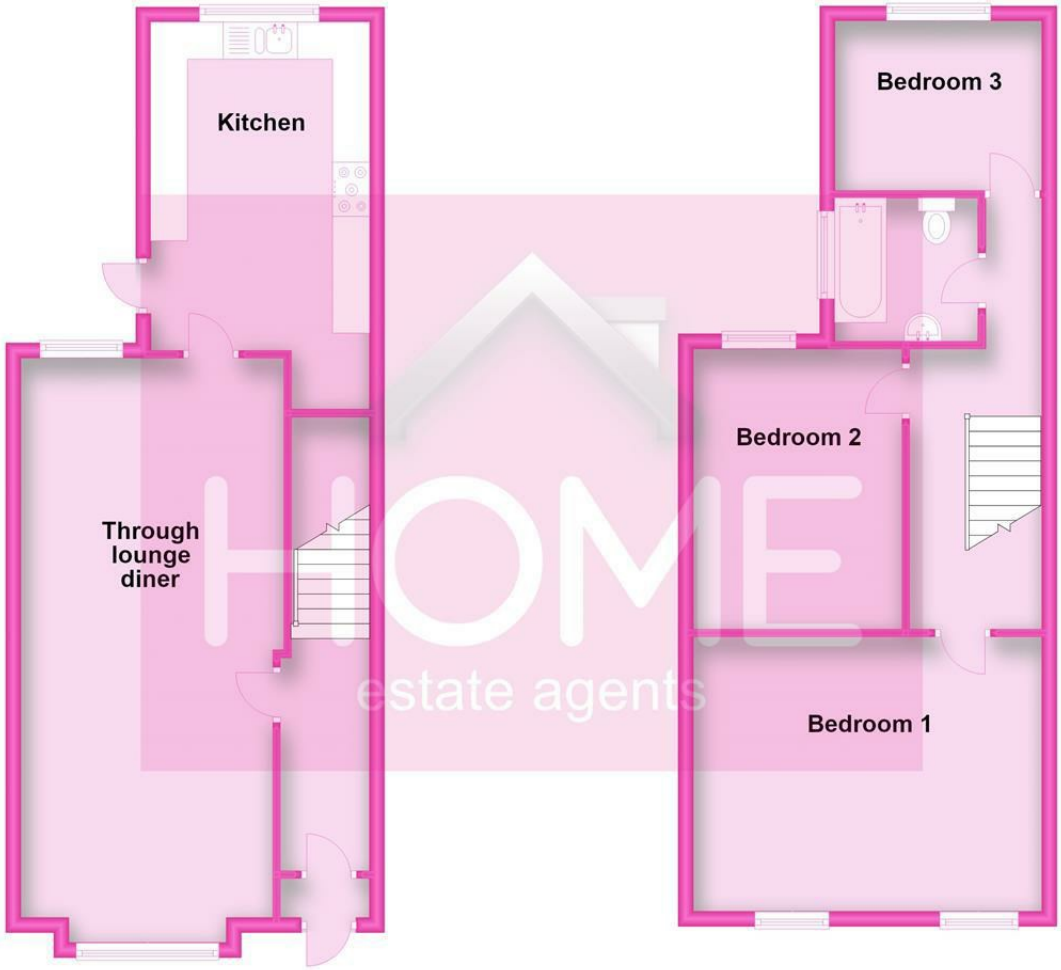
The Property Ombudsman

ClientMoney Protect

Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton – 9262084 Urmston – 04331861 Stretford - 08259553

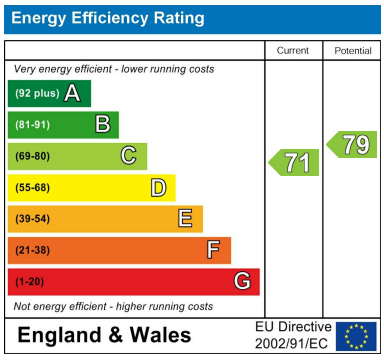
Ground Floor
Approx. 50.4 sq. metres (543.0 sq. feet)

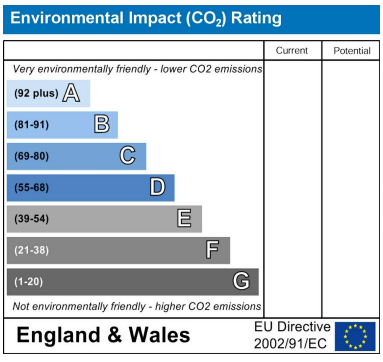
First Floor
Approx. 46.9 sq. metres (504.5 sq. feet)



Total area: approx. 97.3 sq. metres (1047.5 sq. feet)

All measurements and area quoted are approximate only and are for illustration purposes
Plan produced using PlanUp.





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