



28 Bowling Road, Manchester, Lancashire M18 7JB

£45,000

*****GROUND FLOOR RETIREMENT APARTMENT***** Sanderson James are pleased to offer this charming ground floor apartment for sale. For sale is 50% of the shared ownership to keep the costs low. Situated in a good location close to Hyde Road and Debdale park. The property briefly comprises Lounge with light bay window to create a bright space to relax. Modern fitted kitchen with freestanding oven. There are is a good size double bedroom and a long bathroom with modern suite and over bath shower. There are storage cupboards off the hall to keep everything tidy. The property has the added bonus of off road parking. The apartment is located on the Gorton/Reddish border, near Debdale park and close to Denton ASDA on Reddish Lane.



LOUNGE

13'0" x 12'2" (3.98 x 3.71)

KITCHEN

5'9" x 10'2" (1.77 x 3.10)

BEDROOM

10'1" x 11'5" (3.09 x 3.48)

BATHROOM

10'1" x 4'10" (3.09 x 1.49)

sales disclaimer

DISCLAIMER These particulars, whilst believed to be accurate are set out as a general guideline only or 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating* and so cannot verify they are in working order or fit for their purpose.

sales opening hours

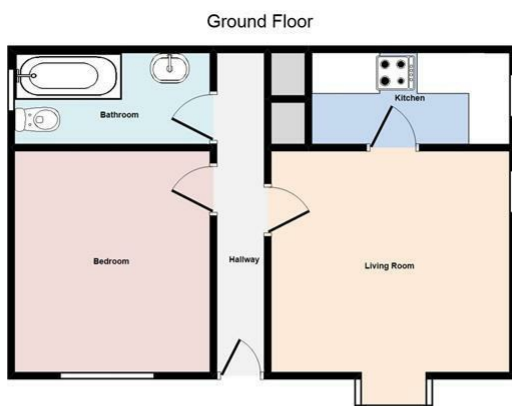
OPENING HOURS We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

Sales Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

sales thinking of selling

THINKING OF SELLING If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.

**Sanderson
James**