



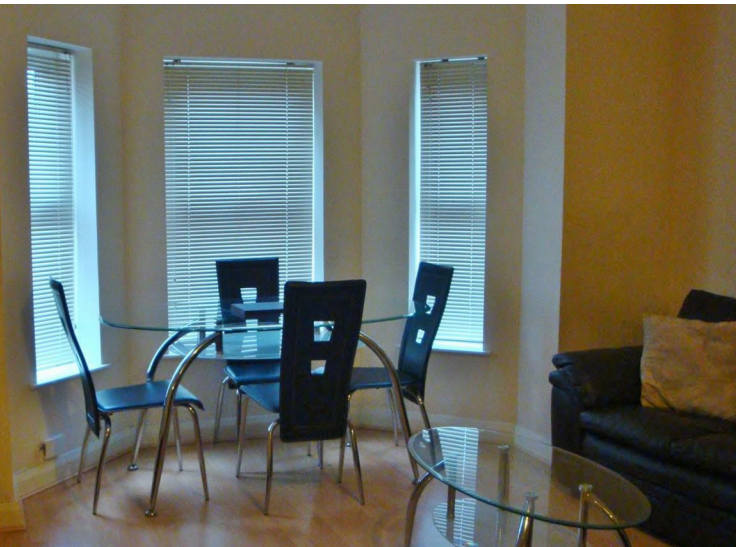
Church View, Swinton, M27 4UG
Offers Over £95,000



*****GREAT INVESTMENT PROPERTY or FIRST TIME BUY*****

Church View is an ideal investment property or first time buy in move in condition. This ground floor apartment boasts two spacious double bedrooms and a bay fronted, large open plan kitchen, dining and living space, a great pleasant, bright sociable area. An off road parking space is provided with the property. The property is located well, close to Swinton town centre with handy transport links and major bus routes taking you directly into Manchester city centre. You also have Monton and Worsley village within close proximity. The property is currently tenanted and has been for quite some time achieving a healthy rental income of £550 PCM. As we said this would make an excellent home or great investment, why not take a look? Further info, Leasehold property, double glazed windows throughout and electric heating.

PLEASE NOTE: Purchasers will be required to pay a Buyer's Premium of 1.2% inclusive of vat of the final selling price. Eg; Purchase price £100,000 the buyers premium would be £1200 inclusive of vat. (25% of which is due upon acceptance of offer) in addition to the purchase price. You should take this into consideration when making your offer. Should you have an offer accepted for this property you will be required to enter an option agreement with the seller. A copy of the option agreement can be found on our website www.barlowwhite.co.uk for full terms and conditions.



Open Plan Living / Kitchen 13'11" x 12'7" (4.25 x 3.85)

Power, TV and telephone points.
Radiator. Bay window to front aspect and laminated flooring throughout.

Kitchen cupboards and appliance space.

Bedroom One 13'6" x 8'6" (4.14 x 2.60)

Power points. Radiator. Side window to rear aspect and laminated flooring throughout.

Bedroom Two 15'2" x 7'6" (4.63 x 2.31)

Power points. Radiator. End window to front aspect and laminated flooring throughout.

Bathroom 8'5" x 6'8" (2.59 x 2.05)

Bath and electric shower. Vinyl flooring throughout.

Hallway 10'7" x 4'2" (3.24 x 1.28)

External

- Leasehold
- Two Spacious Double Bedrooms
- Large Open Plan Kitchen & Living Dining Space
- Ground Floor
- Corner Apartment
- Close to Swinton Town Centre
- A Great Buy!

