

Ruby Grove, Leigh, Greater Manchester. WN7 4JW

130,000



- TWO BEDROOMS
- WELL PRESENTED
- GARDENS TO FRONT, SIDE AND REAR
- · CUL DE SAC POSITION
- IDEAL FIRST TIME BUY
- POPULAR RESIDENTIAL AREA
- INTERNAL VIEWING ADVISED!









**Ref: PRA11186** 

Viewing Instructions: Strictly By Appointment Only

# **General Description**

HAMILTONS ESTATE AGENTS are delighted to bring to market this well presented TWO BEDROOM end terraced. Situated in a popular residential area this lovely property is nestled in a corner plot and comprises of; Entrance Hall, Lounge, Kitchen/Dining Room, Two Bedrooms and a Bathroom. Externally this property boasts gardens to the front, side and rear!

Tenure:LEASEHOLD

**EPC: ORDERED AND AWAITING** 

Council Tax Band:B

Please note: Electrical or other appliances, service installations, heating systems, security alarm systems and satellite receiving equipment, where applicable, have not been tested and interested parties are recommended to carry out their own investigations as to their condition and serviceability before contracts are exchanged. All measurements are approximate and have been obtain by a laser measuring device. The photographs are for illustration purposes only it should not be assumed that any contents, furnishings or furniture shown on the photographs are included in the sale nor should it be assumed that the property remains as displayed in the photographs.

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### Accommodation

### Services

# **Tenure**

We are informed that the tenure is Not Specified

# Council Tax

### **Band Not Specified**

































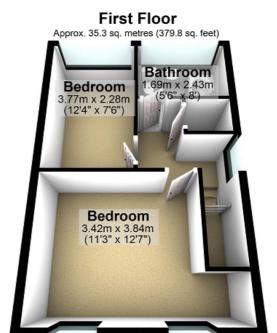








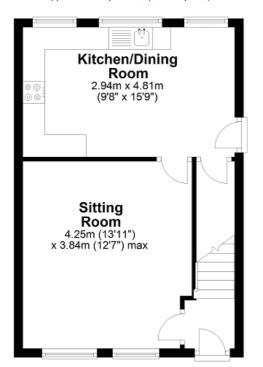
# Ground Floor Approx. 35.1 sq. metres (377.6 sq. feet) Kitchen/Dining Room 2.94m x 4.81m (9'8" x 15'9") Sitting Room 4.25m (13'11") x 3.84m (12'7") max



Total area: approx. 70.4 sq. metres (757.5 sq. feet)

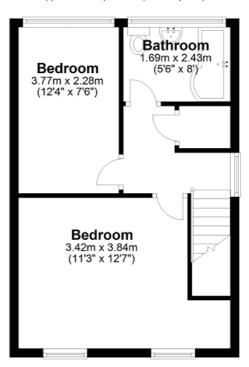
# **Ground Floor**

Approx. 35.1 sq. metres (377.6 sq. feet)



# **First Floor**

Approx. 35.3 sq. metres (379.8 sq. feet)



Total area: approx. 70.4 sq. metres (757.5 sq. feet)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.