

# MANCHESTERS SOLICITORS

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**Manchesters  
Property Centre**

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## LUNA ROAD, THORNTON HEATH, SURREY CR7 8NY

A THREE BEDROOMED TERRACED HOME IN NEED OF MODERNISATION CLOSE TO LOCAL AMENITIES AND SCHOOLS.

£189,950

- THREE BEDROOMS
- DOUBLE GLAZED WINDOWS
- NEW ROOF
- DINING ROOM
- 40' REAR GARDEN

 **rightmove**.co.uk

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

**Double glazed door to:**

**Entrance Hall:** Single radiator; picture rail; stairs to first floor.

**Lounge:** 12'10 x 11'8 (3.93m x 3.58m). Double glazed window to front aspect; double radiator; coved ceiling; sliding doors to:

**Dining Room:** 11'6 x 11'11 (3.53m x 3.64m). Double glazed window to rear; double radiator; gas fire; understairs storage cupboard housing fuse box and electric meter.

**Kitchen:** 8'1 x 10'9 (2.47m x 3.30m). Original kitchen; freestanding 'Kingfisher' boiler; double glazed window; original sink; double glazed door to garden.

**Door to:**

**Ground Floor Bathroom:** Original cast iron bath with shower spray; low level WC; radiator; obscure double glazed window.

**First Floor:**

**Stairs:**

**Landing:** Large access to loft space.

**Bedroom 1:** 15'3 x 11'5 (4.66m x 3.49m). Double glazed window to front aspect; radiator; picture rail.

**Bedroom 2:** 11'6 x 9'3 (3.52m x 2.89m). Double glazed window to rear; radiator.

**Bedroom 3:** 10'11 x 8'0 (3.33m x 2.44m). Double glazed window; radiator; airing cupboard housing lagged immersion.

**Outside:**

**Garden:** Approximately 40'. Mainly laid to lawn with garden store; rear gate. Workshop requires attention.

**VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE**

## INFORMATION FOR APPLICANTS

1. We act as solicitors for the owner both to find a buyer and on the legal work. We cannot therefore act for you on the legal aspects of a purchase of the property (unless we tell you otherwise).
2. Home Information Packs (HIPS) are now in force for all properties. We are commissioning our own HIP packs where applicable.
3. The property description does not form part of any legal representation or contract, and although measurements have been provided they cannot be guaranteed either by us or by the owner. None of the appliances have been tested nor will be by the owner or us.
4. Although we will notify the owner of any offer you make, we will not be able to regard it as serious until we have written proof of satisfactory financial arrangements and ID. Where there are related sales we will also need a full explanation of the position there before recommending you to the owner.
5. No legal commitment in relation to the sale of the Property arises and everything is entirely "subject to contract" until we exchange contracts on behalf of the owner.
6. The ID we require with any offer is: (a) Driving Licence or Passport; and (b) Utilities demand addressed to you at your residence.
7. After you have instructed your solicitor, we will continue to contact you direct, but not on strictly legal matters.
8. Neither the Seller nor Manchesters Solicitors is responsible for errors or inaccuracies in the Home Information Pack (save for any obligation owed by Manchesters as solicitors for the Seller).

## LEGAL SERVICES

Once you have moved, it is a good time to review your legal affairs. At Manchesters Solicitors we are able to assist with that process. Our Partners are able to advise on:

- Wills
- Probate /Administration of Estates
- Tax Advice
- Trusts
- Powers of Attorney

If you would like further information, please telephone to make an appointment.

Manchesters Solicitors    020 8651 3118

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