



Flat 4, Gramery Court 18 Victoria Crescent Eccles Manchester M30 9BH

£139,950

SPACIOUS TOP FLOOR FLAT! HOME ESTATE AGENTS are delighted to offer for sale the opportunity to purchase this spacious, top floor (second floor) two bedroom flat. The property comprises hallway with storage, open plan lounge/diner, fitted larger than average kitchen, two bedrooms and a fitted bathroom suite (requires some finishing). The property is accessed via a communal hallway and offers communal parking to the front and rear. There is only 4 flats in total in this development. Offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- SPACIOUS TOP FLOOR FLAT!
- Hallway with storage
- Fitted bathroom suite
- NO VENDOR CHAIN!
- Second floor position
- 20ft lounge/diner
- Communal parking to the front and rear
- Great size two bedrooms
- Open plan modern kitchen
- Highly desirable location



LOCAL EXPERTS THAT GET YOU MOVING

🌐 www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monoton - 9262084 Urmston - 04331861 Stretford - 08259553

Hallway

Door to communal hall and built in storage cupboard.

Open plan lounge/diner 20'9 x 14'7 (6.32m x 4.45m)

Two uPVC double glazed window to front, wood effect flooring, feature radiator, spotlights and television point.

Kitchen 11'4 x 7'4 (3.45m x 2.24m)

Fitted with wall and base units, roll edge worktops, sink unit, electric oven and hob, space for washing machine, space for fridge freezer and uPVC double glazed window to side.

Bedroom One 11'4 x 10'6 (3.45m x 3.20m)

uPVC double glazed window to rear and double panel radiator.

Bedroom Two 11'7 x 9'9 (3.53m x 2.97m)

uPVC double glazed window to rear and double panel radiator.

Bathroom 6'7 x 5'9 (2.01m x 1.75m)

Fitted with three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath. Tiled to complement and uPVC double glazed window to side.

Tenure

We are advised that the property is leasehold. We are advised that there is a monthly maintenance charge, which includes the ground rent of approx. £50.00. We are advised that the initial term of the lease was granted for 999 years commencing 1977.

IMPORTANT INFORMATION -

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 are approximate.

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. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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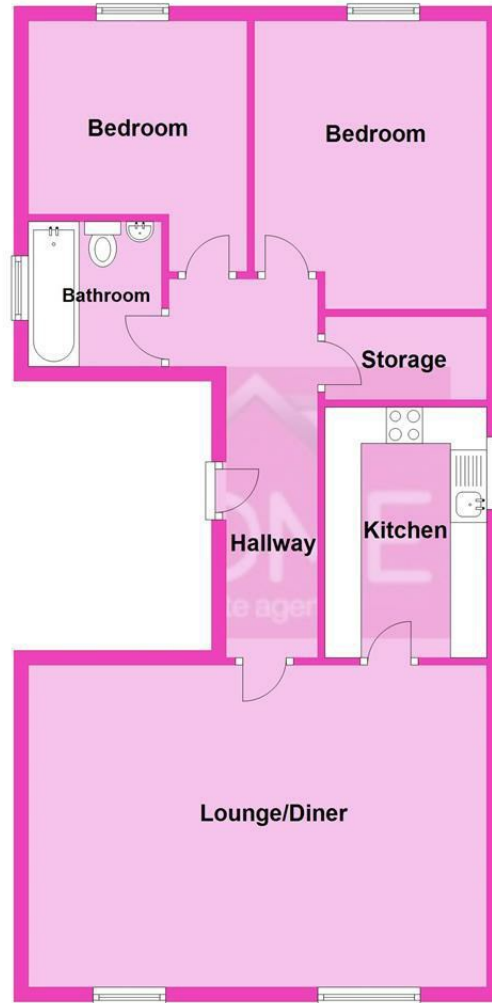
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Ground Floor

Approx. 73.1 sq. metres (786.6 sq. feet)



Total area: approx. 73.1 sq. metres (786.6 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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