

#### Urmston Office

0161 747 1177  
1 Crofts Bank Road, Urmston  
M41 0TZ  
🐦 @homeinurmston

#### Stretford Office

0161 871 3939  
145 Barton Road, Stretford  
M32 8DN  
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#### Monton Office

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
🐦 @homeinmonton



## 127 Parrin Lane Eccles Manchester M30 8AZ

### Offers over £250,000

STUNNING THROUGHOUT! TWO PARKING SPACES TO THE REAR! HOME ESTATE AGENTS are thrilled to offer for sale this recently updated, three bedroom period terrace property which is offered in stunning condition and also has the added benefit of two parking spaces to the rear. The property, which has been modernised sympathetically to blend modern living with period features, comprises hallway, bay-fronted lounge with log burner, dining room, contemporary fitted kitchen, shaped landing, two doubles and one single bedrooms and modern fitted three piece bathroom suite. The third bedroom is currently being used as a home office. Included in the modernisation the property was re-wired and was fitted with a new gas central heating boiler. Externally there is a paved palisade to the front whilst to the rear there is a good size southerly facing garden which is finished with raised decked areas and paved patio areas. Further to the rear garden, there are 2 parking spaces. Ideally located within in a short walk to Monton, opposite a bus stop with great access into Manchester City Centre and the Trafford Centre along with access to local shops the property is well positioned! Call HOME on 01617898383 to view!

- STUNNING CONDITION THROUGHOUT!
- Beautifully presented three bedroom terrace
- Modern fitted kitchen
- Close to Monton!
- FREEHOLD PROPERTY!
- Porch and hallway
- Modern fitted bathroom suite
- TWO PARKING SPACES TO THE REAR!
- Lounge and separate dining room
- Recently re-wired and fitted with a new gas central heating boiler



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**Porch**

**Hallway**

**Lounge 15'0 x 10'6 (4.57m x 3.20m)**

**Dining room 13'0 x 10'9 (3.96m x 3.28m)**

**Kitchen 12'7 x 7'3 (3.84m x 2.21m)**

**Landing**

**Bedroom One 14'3 x 12'5 (4.34m x 3.78m)**

**Bedroom Two 13'0 x 8'8 (3.96m x 2.64m)**

**Bedroom Three 7'1 x 4'6 (2.16m x 1.37m)**

**Bathroom 10'0 x 7'6 (3.05m x 2.29m)**

#### **Sales info**

We are advised that the property is Freehold.

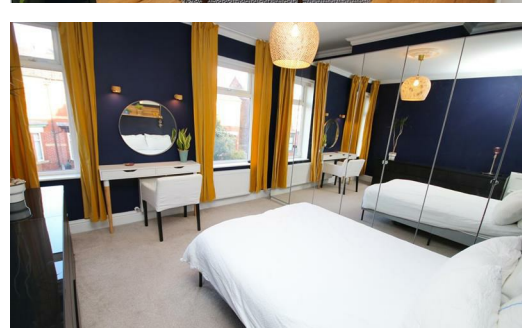
We are advised that the current council tax band is band A.

The current EPC rating is D.

#### **IMPORTANT INFORMATION -**

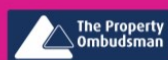
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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## Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



## First Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



Total area: approx. 90.9 sq. metres (978.1 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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