



6 May Street Eccles Manchester M30 8DA

Offers over £190,000

POPULAR LOCATION CLOSE TO MONTON! HOME ESTATE AGENTS are delighted to offer for sale this well presented and much improved three bedroom terrace property located just off Parrin Lane and within easy access to Monton high street. The property comprises hallway, lounge, fitted modern kitchen/diner, shaped landing, three good size bedrooms and a fitted bathroom suite. The property offers double glazing and gas central heating. Externally to the front there is a shale garden and pathway which is currently being used as a driveway whilst to the rear there is a well maintained and private garden. Call HOME On 01617898383 to arrange your viewing!

- POPULAR LOCATION CLOSE TO MONTON!
- Three bedroom terrace property
- Hallway
- Lounge
- Fitted kitchen/diner
- Fitted bathroom suite
- Garden/drive to the front
- Great size garden to the rear
- Popular location!
- A short walk into Monton!



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Hallway

uPVC double glazed door to front, stairs to the first floor and single panel radiator.

Lounge 14'7 x 11'11 (4.45m x 3.63m)

uPVC double glazed window to front, television point and double panel radiator.

Kitchen/Diner 17'10 x 9'0 (5.44m x 2.74m)

Fitted with wall and base units, roll edge worktops, sink unit, gas hob and electric oven, space for fridge freezer, space for washing machine, space for dishwasher and tiled to complement. Wall mounted gas central heating boiler, uPVC double glazed windows to the rear and uPVC double glazed door to the rear.

Shaped landing

Open balustrade and loft access.

Bedroom One 15'6 x 9'0 (4.72m x 2.74m)

Two uPVC double glazed windows to the front and single panel radiator.

Bedroom Two 11'4 x 11'2 (3.45m x 3.40m)

uPVC double window to the rear and single panel radiator.

Bedroom Three 9'10 x 6'9 (3.00m x 2.06m)

uPVC double glazed window to the front and single panel radiator.

Bathroom

Fitted with a three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower over. Tiled to complement, uPVC double glazed window to the rear and wood effect lino flooring.

Tenure and other information

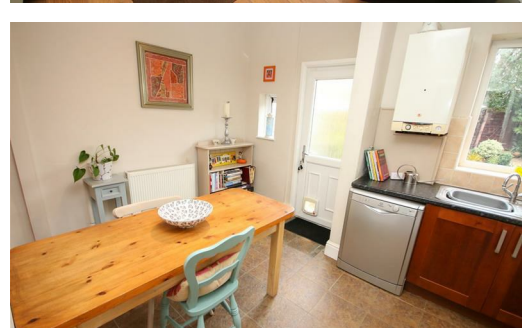
We are advised that the property is Freehold.

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

IMPORTANT INFORMATION -

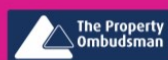
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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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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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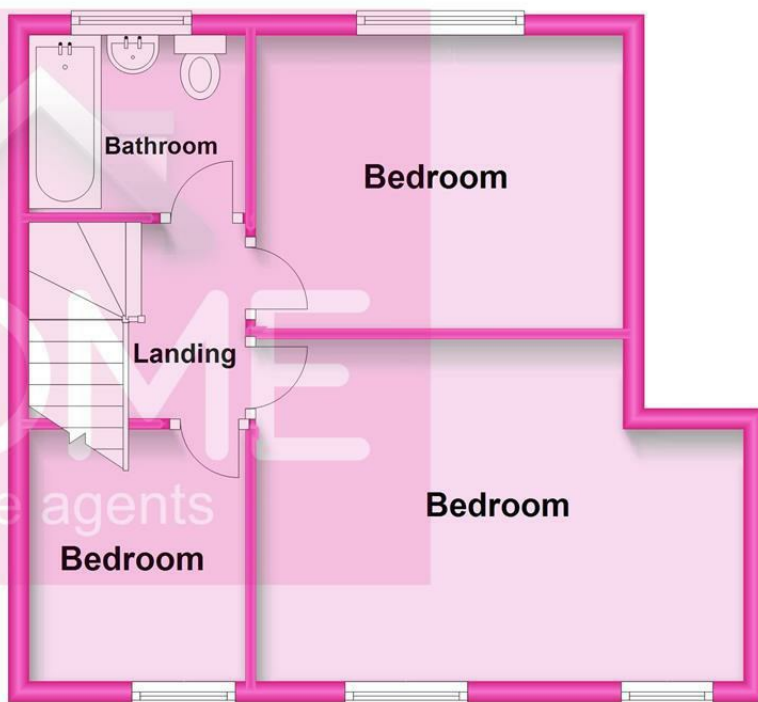
Ground Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.8 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		
(39-54) E		
(21-38) F		
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