

Monton Office

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Apartment 8 Islands 312 Liverpool Road Eccles Manchester M30 0RY

Offers over £120,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are thrilled to offer for sale this well proportioned and sizeable two, double bedroom top (second) floor flat in the "Islands" development. Positioned on Liverpool Road, with access to public transport links, easy access to the M60 motoway network and within a short walk to Eccles, The Trafford Centre and Monton the property is well located. The property comprises open plan lounge, dining and modern fitted kitchen, two double bedrooms and a recently updated fitted bathroom suite. The property is heated via gas central heated and is double glazed. Externally there is a car parking space to the rear of the building. Being sold on a FULLY FURNISHED basis. Contact the office for more information on 01617898383!

- NO VENDOR CHAIN!
- Open plan lounge/dining and kitchen
- Parking space to the rear
- Close to transport links!
- SOLD WITH FURNITURE PACKAGE INCLUDED
- Modern fitted kitchen
- Top floor (second floor) position
- Two double bedrooms
- Modern fitted bathroom
- Gas central heated



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Entrance porch and hallway

Storage cupboard and single panel radiator.

Open plan living space 18'9 x 13'3 (5.72m x 4.04m)

Fitted kitchen comprising wall and base units, roll edge worktops, space for washing machine, space for fridge/freezer, gas hob and electric oven. Wall mounted boiler, uPVC double glazed windows to the side and rear, television point and double panel radiator.

Bedroom One 14'7 x 8'3 (4.45m x 2.51m)

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

Bedroom Two 14'7 x 8'0 (4.45m x 2.44m)

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

Bathroom 8'2 x 6'1 (2.49m x 1.85m)

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, extractor fan and uPVC double glazed window to the rear.

Sales info

We are advised that the property is leasehold. We are advised that the length of the lease granted was for 999 years commencing April 2004. We are advised that there is an annual ground

rent of £200.00 and service charge of approx. £1272.00 per annum.

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

The current EPC rating is C.

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. 63.8 sq. metres (686.9 sq. feet)



Total area: approx. 63.8 sq. metres (686.9 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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