

Urmston Office

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Stretford Office

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Monton Office

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17 Eccles Fold Eccles Manchester M30 0NT

Offers over £135,000

FANTASTIC SIZE! GREAT FIRST TIME BUY! HOME ESTATE AGENTS are delighted to offer for sale this great size, first floor two bedroom flat. Benefitting from a full length balcony to the lounge and an open plan lounge/kitchen/diner the property is worth an internal viewing to see the space on offer! Accommodation comprises from hallway, open plan lounge/dining/kitchen, balcony to the front, two bedrooms and a fitted bathroom suite. The property offers double glazing and is heated via electric heaters. Externally there is an allocated parking space. Viewing is highly recommended to appreciate the size of accommodation on offer! Call HOME On 01617898383 to view!

- FANTASTIC SIZE!
- Open plan lounge/kitchen/diner
- Full length balcony of the lounge
- Close to the Metrolink and Monton Village!
- GREAT FIRST TIME BUY!
- Two bedrooms
- Allocated parking space
- Two bedroom first floor flat
- Fitted bathroom suite
- Close to Eccles town center!

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Hallway

Wood effect flooring, electric storage heater, storage housing wall mounted boiler

Open plan lounge/diner/kitchen 15'7 x 18'2 (4.75m x 5.54m)

uPVC double glazed sliding doors to the front balcony, uPVC double glazed window to front, electric heater, wood effect flooring and television point. Fitted wall and base units, roll edge worktops, sink unit, extractor fan, space for washing machine and tiled to complement.

Bedroom One 10'0 x 13'4 (3.05m x 4.06m)

uPVC double glazed window to front, wood effect flooring and electric heater

Bedroom Two 8'5 x 8'5 (2.57m x 2.57m)

uPVC double glazed window to front, wood effect flooring and electric heater

Bathroom 5'7 x 6'9 (1.70m x 2.06m)

Fitted with a three piece bathroom suite comprising from low level W/C, pedestal wash hand basin and paneled bath. Tiled to complement, heated towel rail and uPVC double glazed opaque window to front.

Tenure

We are advised that the property is leasehold and the length of the lease is 999 years commencing 2007. We are advised that there is an annual ground rent of approx. £301.00 per annum and a service charge of approx. £96.00 per month.

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 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Moncton - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

Approx. 60.0 sq. metres (646.3 sq. feet)



Total area: approx. 60.0 sq. metres (646.3 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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