

Monton Office

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10 Senior Road Eccles Manchester M30 7PZ

Offers over £190,000

NO VENDOR CHAIN! RECENTLY UPDATED! HOME ESTATE AGENTS are delighted to offer for sale this well presented and recently improved three bedroom terrace property located on this popular residential development. Within easy access to the M60 motorway network properties in this area generally attract high levels of interest. Accommodation comprises of porch, hallway, lounge, dining room, updated fitted kitchen, shaped landing, three bedrooms and a newly fitted three piece bathroom suite. The property is gas central heated and double glazed throughout. Externally to the front and rear there are paved gardens whilst to the rear there is a brick built outhouse for storage, summer house and artificial grass area. Offered with **NO VENDOR CHAIN!!** Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Recently update three bedroom mid terrace property
- Porch and hallway
- Lounge
- Dining room
- Newly updated fitted kitchen
- Three good size bedrooms
- Newly installed fitted modern bathroom suite
- Gardens to the front and rear with rear outhouse for storage
- Close to motorway links and the Trafford Centre!



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Porch 7'0 x 2'0 (2.13m x 0.61m)

Hallway 10'0 x 5'1 (3.05m x 1.55m)

Lounge 13'1 x 11'0 (3.99m x 3.35m)

Dining room 10'0 x 9'0 (3.05m x 2.74m)

Kitchen 10'0 x 9'0 (3.05m x 2.74m)

Shaped landing

Bedroom One 13'0 x 11'0 (3.96m x 3.35m)

Bedroom Two 13'0 x 10'0 (3.96m x 3.05m)

Bedroom Three 9'0 x 7'0 (2.74m x 2.13m)

Bathroom 7'0 x 5'0 (2.13m x 1.52m)

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 -

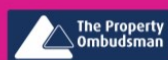
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration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

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

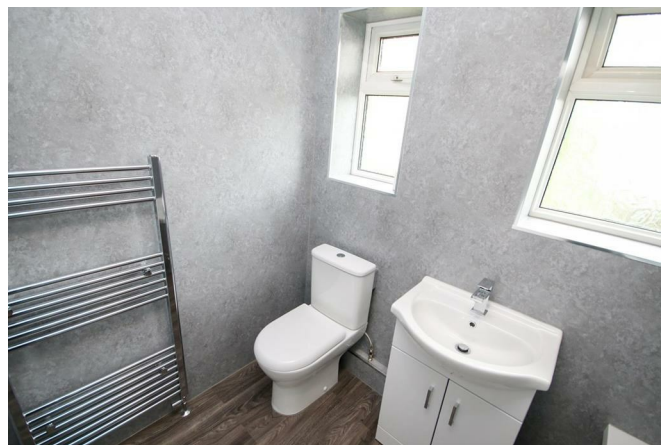


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Registered Address: Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers: Moncton - 9262084, Urmston - 04331861, Stretford - 08259553



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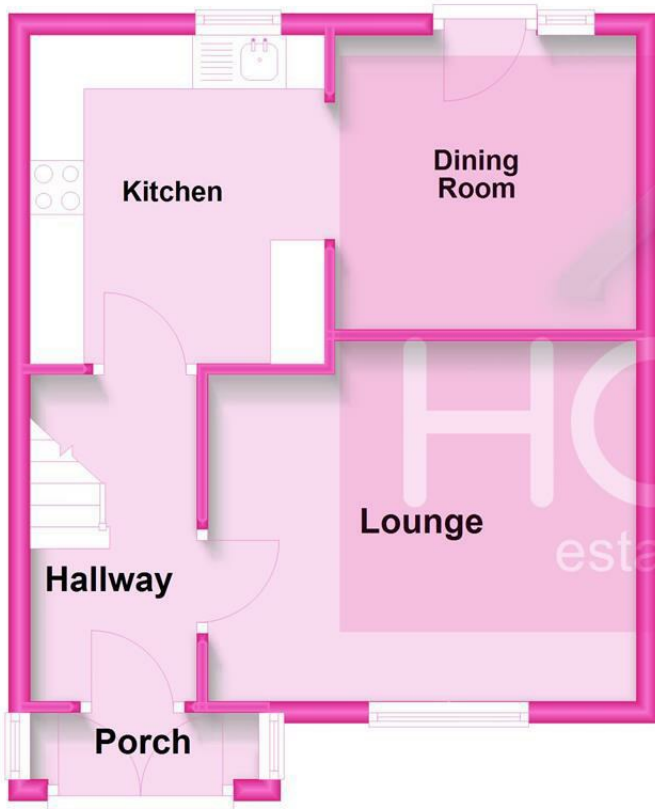
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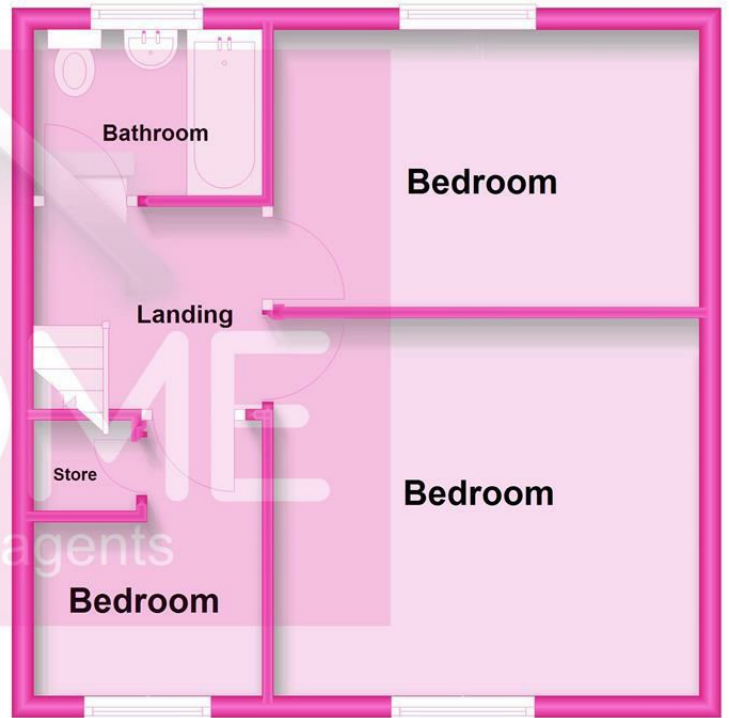
Ground Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



First Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 74.6 sq. metres (803.2 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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Not environmentally friendly - higher CO ₂ emissions		
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