

**Monton Office**

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## 57 Garden Street Eccles Manchester M30 0EZ

### Offers over £170,000

NO VENDOR CHAIN! FULLY RENOVATED! HOME ESTATE AGENTS are pleased to offer the opportunity to purchase this end terrace property which has recently undergone a full scheme of modernisation. The property comprises hallway, lounge, newly fitted modern breakfast kitchen, shaped landing, two DOUBLE bedrooms and a stunning recently installed fitted bathroom suite. The property is gas central heating with a newly fitted combination boiler and radiators and has recently been fitted with new double glazing including new doors to the front and rear. Externally there is a yard to the rear. Ideally positioned close to Eccles town center with an array of shops and transport links to Manchester City Centre and surrounding areas. Offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Hallway
- Two DOUBLE bedrooms
- Close to Eccles town center!
- RECENTLY COMPLETED RENOVATION!
- Lounge
- Stunning newly fitted bathroom suite
- Two bedroom end terrace property
- Newly installed kitchen
- Yard to the rear



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### Hallway

Lounge 11'2" x 12'2" (3.40m x 3.71m)

Kitchen diner 13'1" x 11'1" (3.99m x 3.38m)

### Shaped landing

Bedroom One 10'5" x 12'3" (3.18m x 3.73m)

Bedroom Two 11'7" x 11'2" (3.53m x 3.40m)

Bathroom 8'4" x 6'11" (2.54m x 2.11m)

### 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 C.

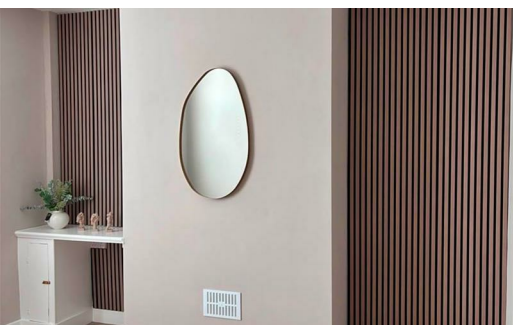
### IMPORTANT INFORMATION -

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be

completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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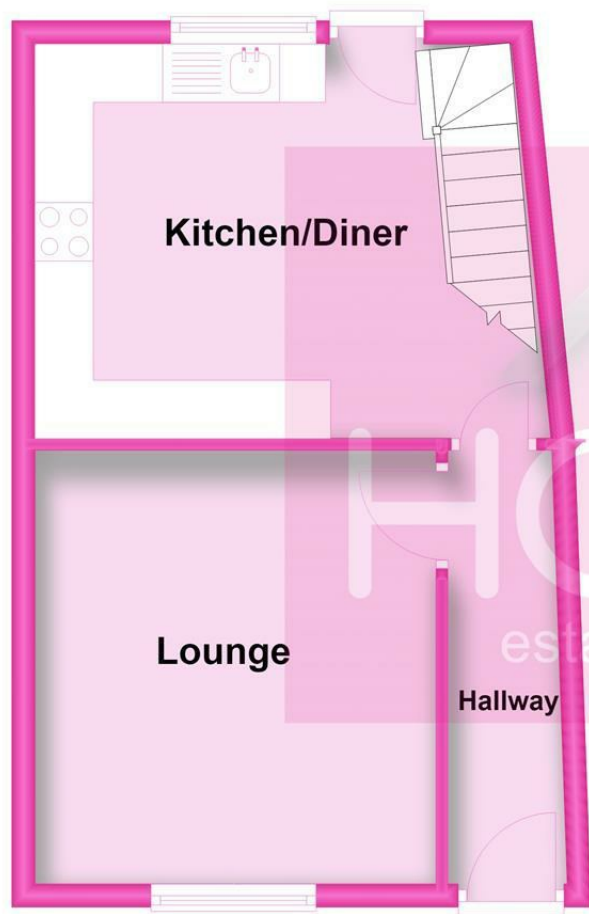
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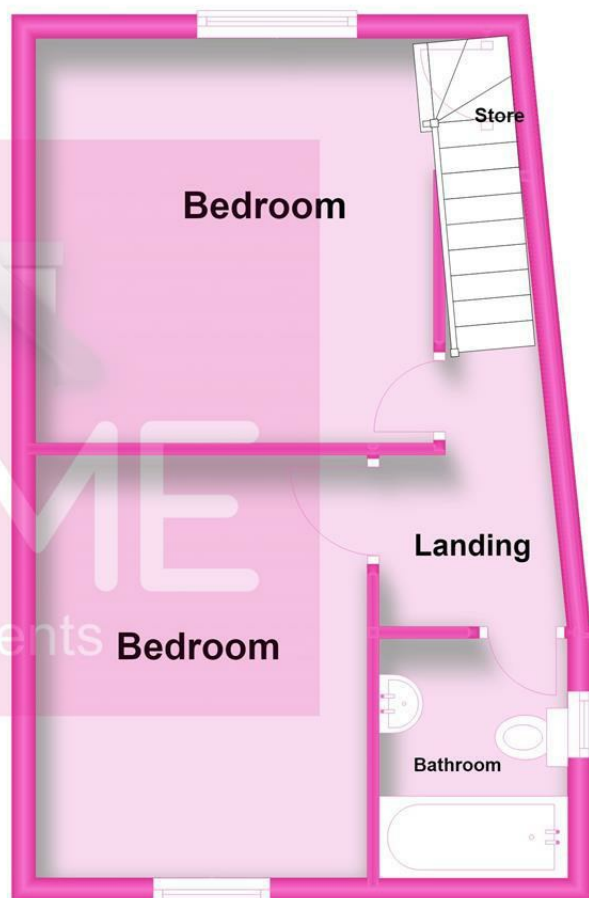
## Ground Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



## First Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 62.9 sq. metres (677.3 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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