

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
@homeinmonton



**40 Roberts Street Eccles Manchester M30 0FX**  
**£180,000**

NO VENDOR CHAIN! GARDEN TO REAR! HOME ESTATE AGENTS are pleased to offer for sale this much loved, two bedroom semi detached property which has the added benefit of a REAR GARDEN and further storage/garden room. The property comprises lounge, dining room, fitted kitchen, lean to sun room, shaped landing, two bedrooms and fitted four piece bathroom suite. The property is double glazed and gas central heated. Externally there is a palisade to the front whilst to the rear there is a generous garden, outside W/C, brick built storage and further storage/summer house! Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view.

- NO VENDOR CHAIN!
- Two bedroom semi detached property
- Fitted kitchen and summer room
- Popular Eccles area
- GARDEN TO THE REAR!
- Lounge
- Fitted bathroom suite
- Great first time buy!
- Dining room
- Rear workshop



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)

**Lounge 13'0 x 12'1 (3.96m x 3.68m)**

**Dining room 13'1 x 11'7 (3.99m x 3.53m)**

**Kitchen 8'0 x 7'0 (2.44m x 2.13m)**

**Summer room 11'6 x 5'8 (3.51m x 1.73m)**

**Rear workshop**

**Shaped landing**

**Bedroom One 13'1 x 12'1 (3.99m x 3.68m)**

**Bedroom Two 11'8 x 9'5 (3.56m x 2.87m)**

**Bathroom 8'7 x 5'6 (2.62m x 1.68m)**

#### **Sales info**

We are advised that the property is Freehold.

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

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.



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)

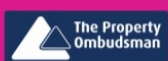


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

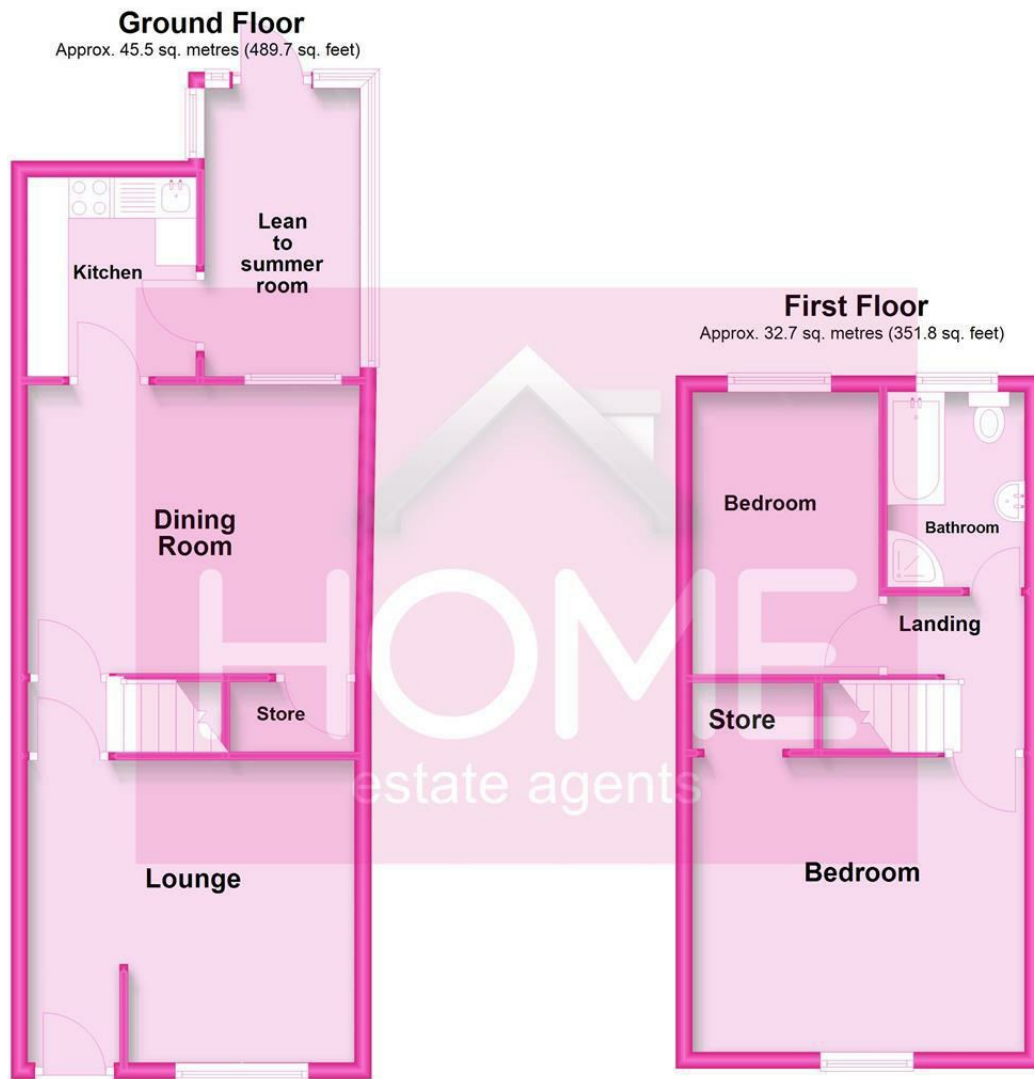


**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homestateagents.com](http://www.homestateagents.com)



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



| 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 |           |

**LOCAL EXPERTS THAT GET YOU MOVING**

[www.homeestateagents.com](http://www.homeestateagents.com)



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