

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ

 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN

 @homeinstretford

Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ

 @homeinmonton



99 Cromwell Road Eccles Manchester M30 0GX

Offers over £170,000

CLOSE TO PATRICROFT TRAIN STATION! NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this spacious two double bedroom period terrace property. With accommodation spanning three floors the property comprises hallway, bay-fronted lounge, dining room, fitted kitchen, useful storage cellar room, shaped landing, two double bedrooms and a larger than average bathroom (originally a bathroom and third bedroom) with freestanding bath and separate shower cubicle. The property is heated via gas fires and is mostly glazed with wooden units. Externally there is a good size front garden with lawn area whilst to the rear there is an enclosed paved garden area. Ideally positioned close to Patricroft train station, Eccles and a short distance to Monton Village! Call HOME On 01617898383 to arrange your viewing!

- GREAT SIZE TERRACE!
- Spacious accommodation
- Storage cellar
- Paved garden to the rear
- CLOSE TO PATRICROFT TRAIN STATION
- Hallway
- Large fitted kitchen
- Two double bedroom terrace
- Lounge and Dining room
- Great size bathroom



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway

uPVC double glazed door to the front, wood effect flooring, storage and dado rail.

Lounge 16'6 x 10'5 (5.03m x 3.18m)

Bay window to the front, television point and gas fire.

Dining room 12'8 x 11'1 (3.86m x 3.38m)

Window to the rear, exposed wooden flooring and feature fire surround housing living flame gas fire.

Kitchen 18'5 x 7'4 (5.61m x 2.24m)

Fitted with wall and base units, roll edge worktops, sink unit, gas hob and electric oven, space for dishwasher, space for washing, tiled flooring, extractor fan, wall mounted boiler and single panel radiator. Window and door to the side.

Cellar

One chamber cellar room for storage.

Landing

Open balustrade.

Bedroom One 14'2 x 13'9 (4.32m x 4.19m)

Window to front and feature fireplace surround.

Bedroom Two 13'1 x 9'2 (3.99m x 2.79m)

Window to the rear, feature fireplace surround and television point.

Bathroom 18'5 x 7'4 (5.61m x 2.24m)

Fitted with a four piece bathroom suite comprising low level W/C, pedestal wash hand basin, freestanding roll top bath and shower cubicle. Window to the side and rear and ceiling spotlights.

Sales information

We are advised that the property is Freehold.

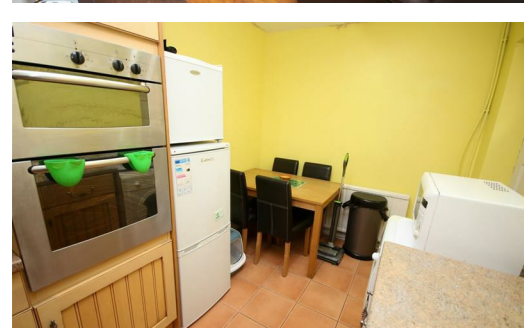
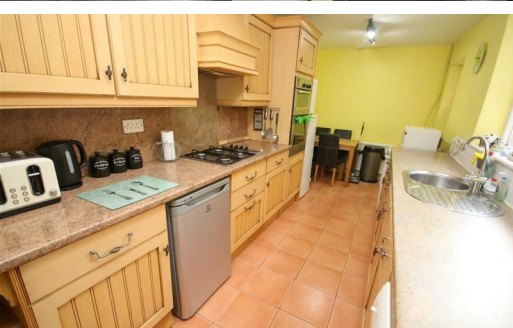
We are advised that the current council tax band is band B.

The current EPC rating is G.

IMPORTANT INFORMATION -

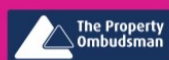
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

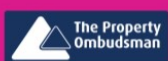


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

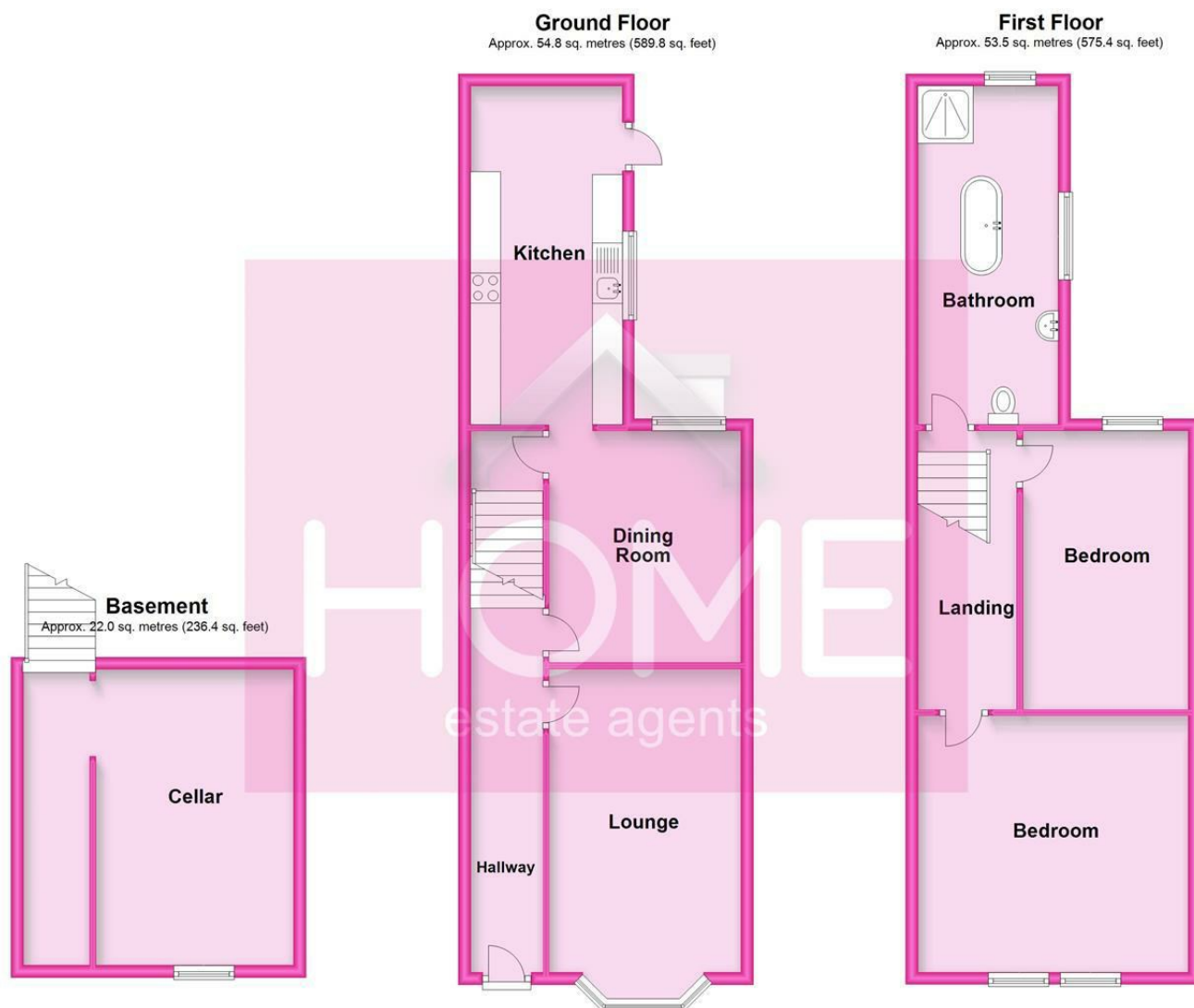


LOCAL EXPERTS THAT GET YOU MOVING

 www.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



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	

LOCAL EXPERTS THAT GET YOU MOVING

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