



94 Eccles Road Swinton Manchester M27 5QA

£250,000

POPULAR SWINTON LOCATION! HOME ESTATE AGENTS are delighted to offer for sale this much loved and improved three bedroom semi detached family home. The property comprises hallway, through lounge, great size kitchen/diner, shaped landing, three bedrooms and a modern fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is ample off road parking to the front which leads to the side allowing access to the detached, single garage and rear garden. The rear garden has a paved patio area, lawn garden and is complete with a fully functioning fish pond. The property is located just off the East Lancashire Road with fantastic access to Manchester City Centre, Monoton, Swinton and beyond its a real commuters dream! Call HOME On 01617898383 to arrange your viewing!

- POPULAR SWINTON LOCATION!
- Through lounge
- Gardens to the front and rear
- Great location for commuters to Manchester City Center
- Three bedroom semi detached family home
- Modern fitted kitchen/diner
- Off road parking to the front and garage to the rear
- Hallway
- Fitted family bathroom suite
- Boiler and radiators replaced in the last 12 months ago



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Hallway

uPVC double glazed door to front, uPVC double glazed window to front, stairs to first floor, double panel radiator and storage.

Lounge 19'8 x 10'9 (5.99m x 3.28m)

uPVC double glazed bay window to front, uPVC double glazed French doors to the rear, television point, feature fire surround housing living flame gas fire, double panel radiator and wood effect flooring.

Kitchen/diner 22'0 x 7'8 (6.71m x 2.34m)

Fitted with wall and base units, roll edge worktops, sink unit, space for washing machine, space for fridge freezer, gas hob and electric oven, extractor fan and tiled to complement. uPVC double glazed window to the rear and side, uPVC double glazed door to side, wood effect flooring, wall mounted boiler and single panel radiator.

Shaped landing

Open balustrade, uPVC double glazed window to side and loft access.

Bedroom One 12'5 x 11'3 (3.78m x 3.43m)

uPVC double glazed bay window to front and single panel radiator.

Bedroom Two 10'9 x 7'8 (3.28m x 2.34m)

uPVC double glazed window to the rear and single panel radiator.

Bedroom Three 7'8 x 7'7 (2.34m x 2.31m)

uPVC double glazed window to the rear and single panel radiator.

Bathroom 7'7 x 5'9 (2.31m x 1.52m)

Fitted with three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower over. Wood effect flooring, ladder style radiator, tiled to complement, picture rail and uPVC double glazed window to the front.

Tenure and other information

We are advised that the property is Freehold.

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

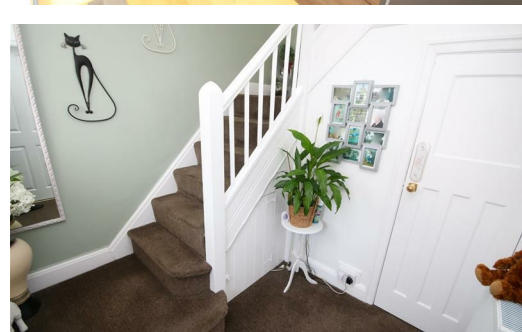
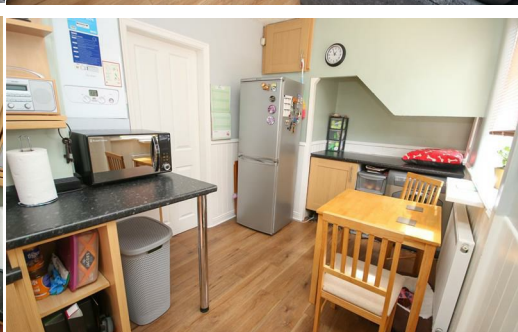
The current EPC rating is D.

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 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 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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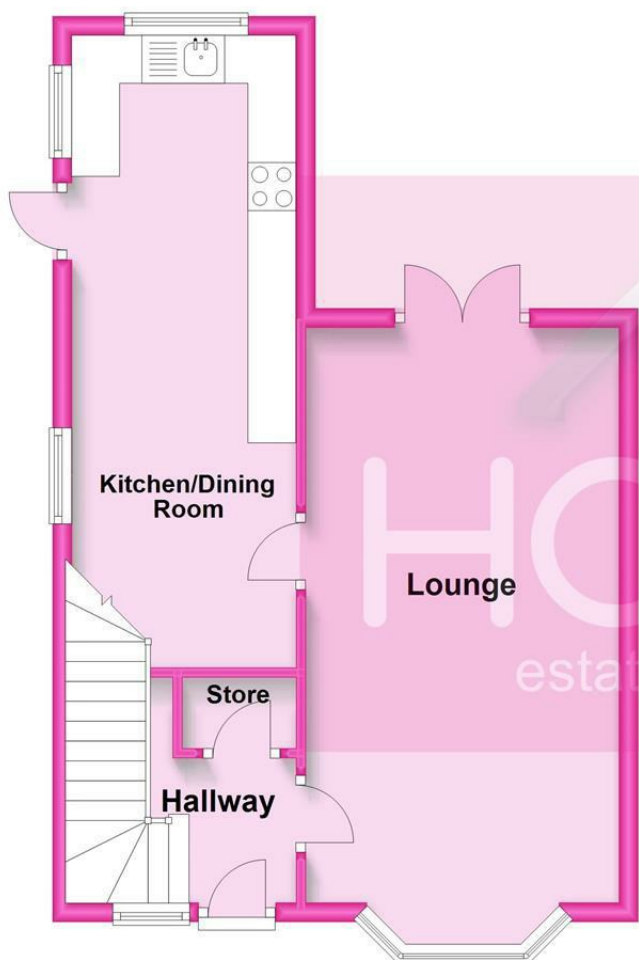
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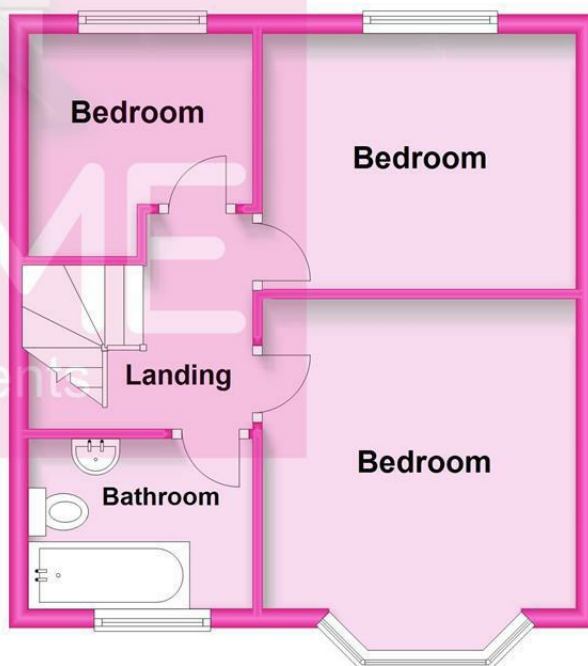
Ground Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.8 sq. feet)



Total area: approx. 76.3 sq. metres (821.0 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		
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