

Monton Office

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@homeinmonton



Flat 10 Willow Tree Court Aldred Street Eccles Manchester M30 8PS

Offers in the region of £125,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this well presented, two bedroom first floor flat located in this gated and well kept development. With a short drive or walk to Eccles and the Trafford Centre the property is well positioned. The property comprises hallway, open plan lounge/diner, modern fitted kitchen, two bedrooms and a fitted bathroom suite. The property is heated by electric heaters and is double glazed throughout. The development is gated, secured from 9pm each evening and the flat has a parking space available. Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to arrange your viewing!

- NO VENDOR CHAIN!
- Lounge with feature bay window
- Modern fitted bathroom suite
- First floor position
- Two bedroom first floor flat
- Modern, recently updated kitchen
- Communal hallway
- Spacious hallway
- Two bedrooms
- Gated parking area - secured from 9pm each evening



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Hallway 14'8 x 3'2 (4.47m x 0.97m)

Lounge 13'1 x 10'8 (3.99m x 3.25m)

Kitchen 10'8 x 5'9 (3.25m x 1.75m)

Bedroom One 13'8 x 8'4 (4.17m x 2.54m)

Bedroom Two 7'9 x 7'7 (2.36m x 2.31m)

Bathroom 7'2 x 5'7 (2.18m x 1.70m)

Sales info

We are advised that the property is leasehold. We are advised that the lease was granted in 1989 for 750 years and there is an annual service charge of approx. £1,784.16.

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

The current EPC rating is TBC.

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: Monston - 9262084, Urmston - 04331861, Stretford - 08259553



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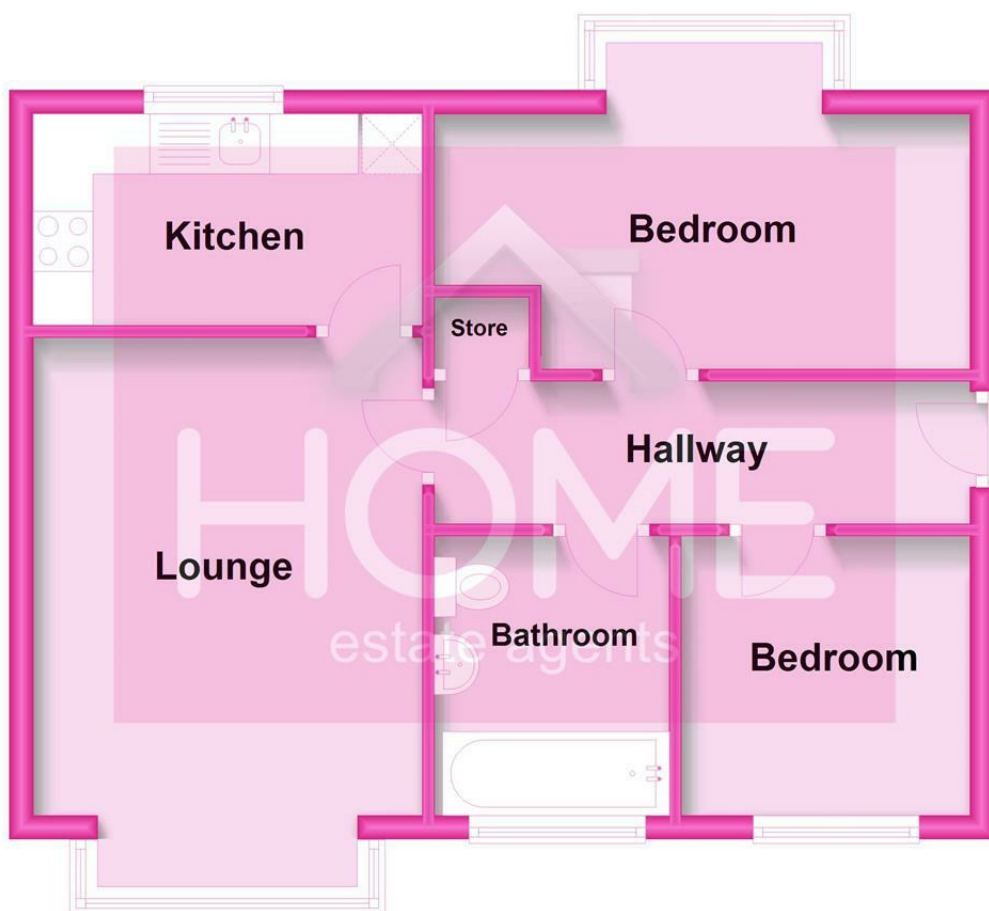
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Ground Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



Total area: approx. 46.9 sq. metres (504.5 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		
England & Wales	EU Directive 2002/91/EC	

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