

Monton Office

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@homeinmonton



2 Atherton Way Eccles Manchester M30 8QA

Offers in excess of £190,000

NO VENDOR CHAIN! EXTENDED TO THE REAR! HOME ESTATE AGENTS are pleased to offer for sale this extended and much improved three bedroom terrace property. Located via pedestrian access only, this family property is located in a tucked away position with easy access to Liverpool Road and local shops and schooling. The property comprises porch, hallway, entrance W/C, lounge, extended sitting room with Velux windows and log burner, modern fitted kitchen, shaped landing, three bedrooms and a fitted shower room. Externally there is an enclosed front yard whilst to the rear there is an ornate yard area with rear access. The property is warmed via electric heaters and is double glazed. Please note - there is no gas at the property, it is heated via electric heating only. Ideally offered with **NO VENDOR CHAIN!** Call HOME on 01617898383 to arrange your viewing.

- NO VENDOR CHAIN!
- Extended to the rear!
- Hallway with W/C
- Lounge
- Extended rear sitting room with log burner and Velux windows
- Fitted modern kitchen and Modern fitted bathroom suite
- Three bedrooms
- Rear paved garden
- Electric heating (not gas central heated) and double glazing
- Recently redecorated throughout



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Porch 5'8 x 3'2 (1.73m x 0.97m)

Hallway

W/C 4'7 x 2'5 (1.40m x 0.74m)

Lounge 14'6 x 10'4 (4.42m x 3.15m)

Rear sitting room 18'2 x 9'5 (5.54m x 2.87m)

Kitchen 17'7 x 12'1 (5.36m x 3.68m)

Shaped landing

Bedroom One 11'7 x 11'6 (3.53m x 3.51m)

Bedroom Two 11'6 x 11'7 (3.51m x 3.53m)

Bedroom Three 10'2 x 8'2 (3.10m x 2.49m)

Shower room 6'4 x 5'5 (1.93m x 1.65m)

Sales info

We are advised that the property is freehold.

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

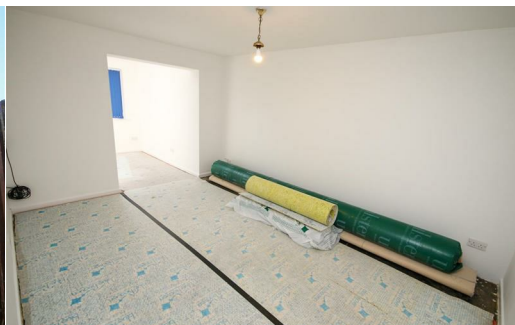
The current EPC rating is C.

IMPORTANT INFORMATION -

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

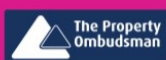
specialist. All sizes quoted and floorplans are approximate and are for illustration only.

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.

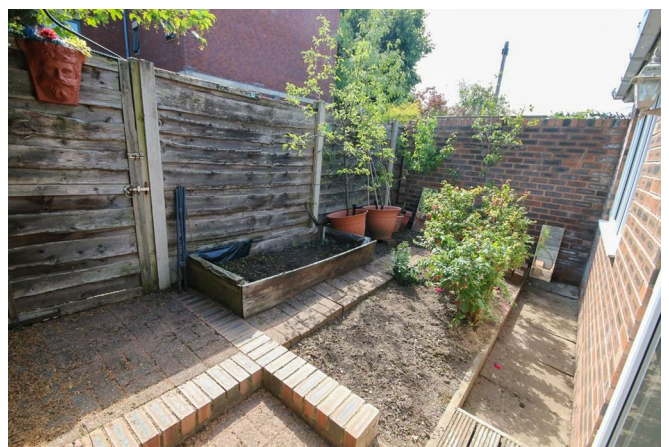
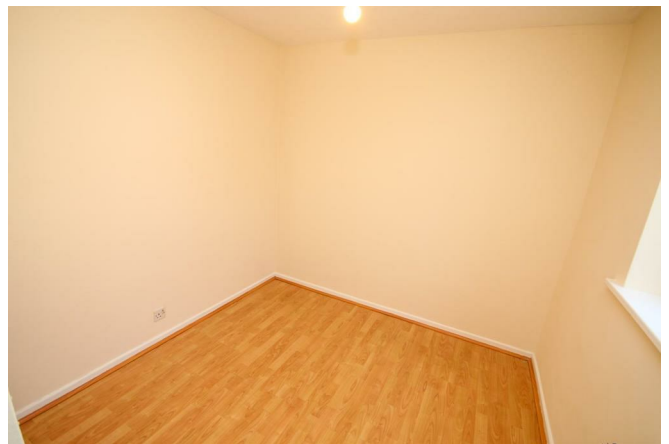


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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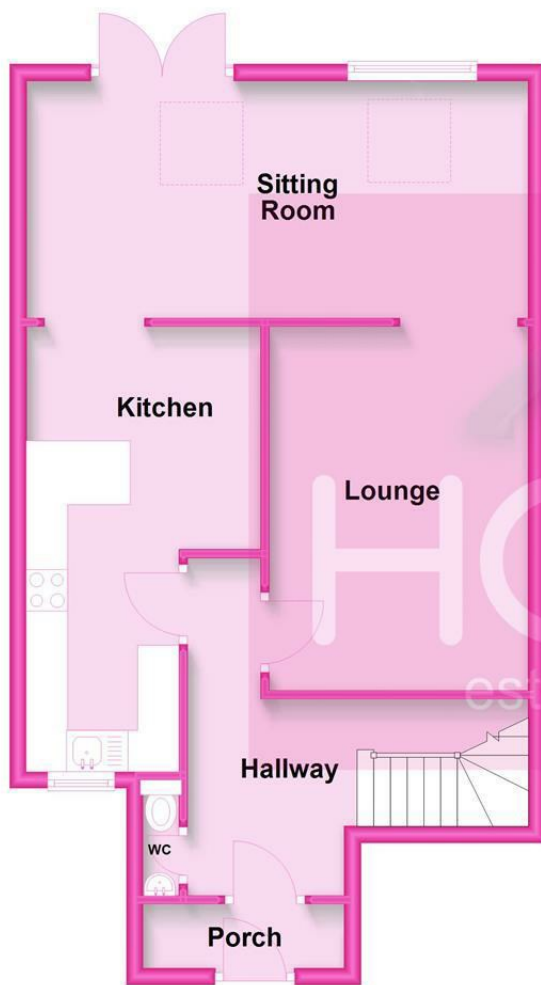
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Ground Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



Total area: approx. 97.7 sq. metres (1051.4 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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