



## 16 Dukes Court 79, Wellington Road Eccles Manchester M30 9GW

### Offers over £140,000

CALLING ALL FIRST TIME BUYERS! HOME ESTATE AGENTS are thrilled to offer for sale this immaculate and much improved two bedroom ground floor flat. With easy access to Eccles and Monton this modern development is well positioned for transport links and local amenities! The property comprises hallway with storage, open plan lounge/dining area and modern fitted kitchen, two bedrooms and a modern fitted bathroom suite. The property is double glazed and gas central heated. Externally there is parking available and access to the communal gardens. A perfect first time or buy to let investment property! Call HOME on 01617898383 to view!

- CALLING ALL FIRST TIME BUYERS!
- Spacious and welcoming hallway
- Modern fitted kitchen
- Close to Eccles and Monton!
- GROUND FLOOR POSITION
- Open plan living space
- Modern fitted bathroom suite
- Two good size bedrooms
- Lounge and dining area
- Parking available



**LOCAL EXPERTS THAT GET YOU MOVING**

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



**Hallway 19'8 x 3'8 (5.99m x 1.12m)**

**Open plan living space 18'3 x 10'9 (5.56m x 3.28m)**

**Bedroom One 11'0 x 10'2 (3.35m x 3.10m)**

**Bedroom Two 10'4 x 8'2 (3.15m x 2.49m)**

**Bathroom 6'9 x 6'0 (2.06m x 1.83m)**

#### Sales info

We are advised that the property is leasehold. We are advised that the initial term of the lease was granted for 125 years commencing January 2006. We are advised that there is an annual ground rent of £324.00. There is an annual service charge of approx. £1200.00.

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

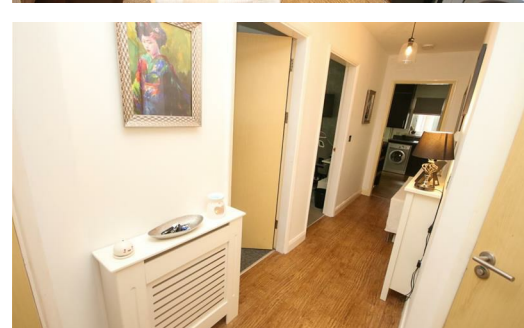
The current EPC rating is C.

#### 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 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. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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

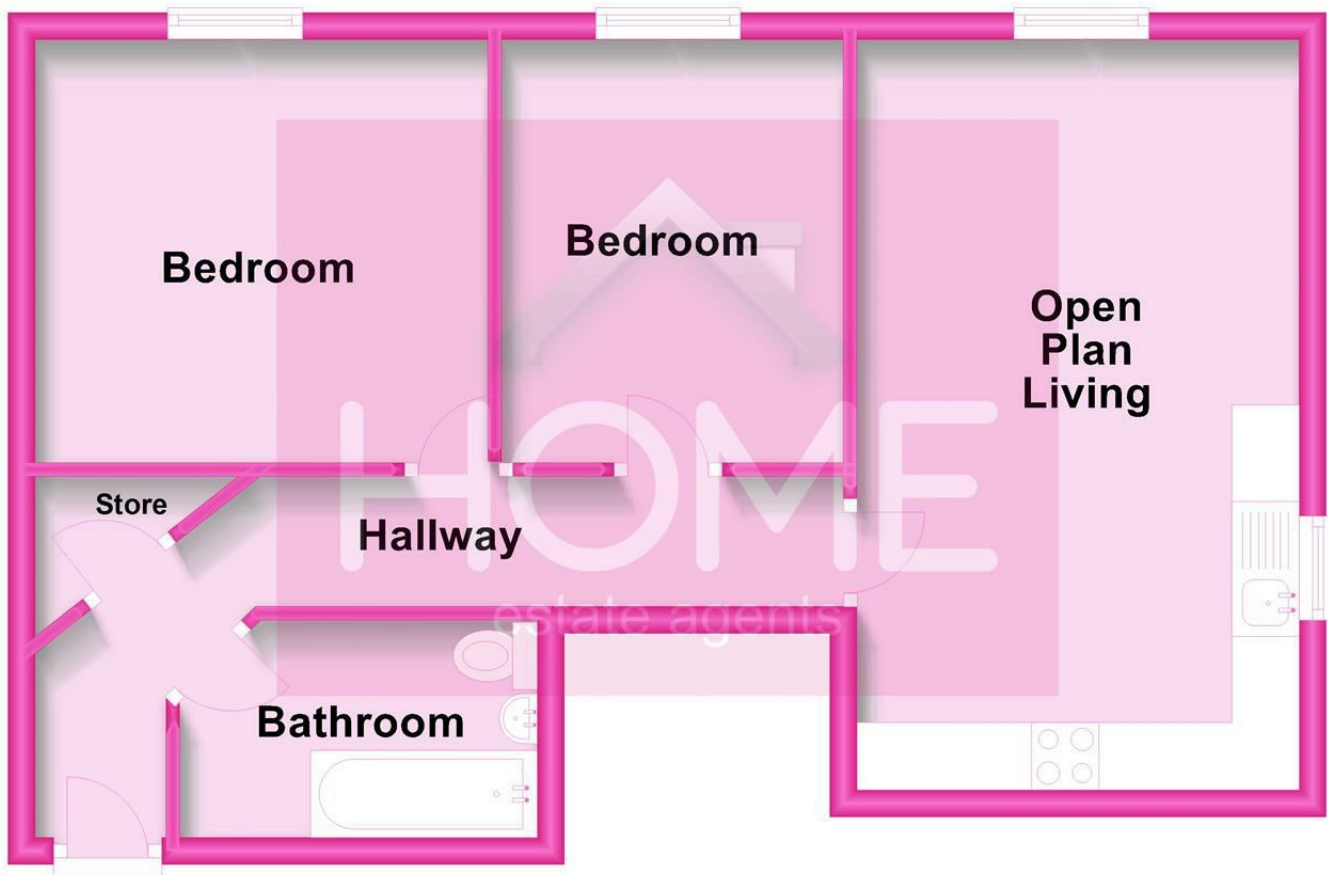


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



## Ground Floor

Approx. 50.2 sq. metres (540.5 sq. feet)



Total area: approx. 50.2 sq. metres (540.5 sq. feet)

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