

Monton Office

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10 Stanley Road Eccles Manchester M30 7HL

Offers over £180,000

IN NEED OF SOME MODERNISATION! HOME ESTATE AGENTS are thrilled to offer for sale this spacious three bedroom terrace property which has the added bonus of the open aspects to the front of Patricroft park. A popular road within a short walk to local schools, The Trafford Centre and motorway links! The property comprises hallway, lounge, dining room, modern kitchen, utility room, W/C, shaped landing, three bedrooms and a fitted bathroom suite. The property is gas central heated and double glazed. Externally there is a yard to the rear whilst to the front there is a yard area and opposite the park. The property does require some modernising however offers the potential to create your perfect home. There is NO VENDOR CHAIN involved! To view, call HOME on 01617898383!

- IN NEED OF MODERNISATION!
- OVERLOOKING PATRICROFT PARK TO THE FRONT!
- Period style three bedroom terrace
- Hallway
- Bay-fronted lounge
- Dining room
- Modern kitchen, utility room and W/C
- Three bedrooms
- Fitted bathroom suite
- NO VENDOR CHAIN!



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Hallway

Lounge 15'7 x 11'1 (4.75m x 3.38m)

Dining room 14'9 x 12'1 (4.50m x 3.68m)

Kitchen 11'9 x 8'9 (3.58m x 2.67m)

W/C 5'0 x 2'9 (1.52m x 0.84m)

Utility room 6'2 x 5'0 (1.88m x 1.52m)

Shaped landing

Bedroom One 15'0 x 12'3 (4.57m x 3.73m)

Bedroom Two 12'2 x 9'7 (3.71m x 2.92m)

Bedroom Three 9'1 x 8'9 (2.77m x 2.67m)

Bathroom 6'3 x 5'9 (1.91m x 1.75m)

Sales info

We are advised that the property is leasehold. The details of the leasehold are - Term : 999 years (less 10 days) from 15 September 1905. There is an annual ground rent of £39.00.

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 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



LOCAL EXPERTS THAT GET YOU MOVING

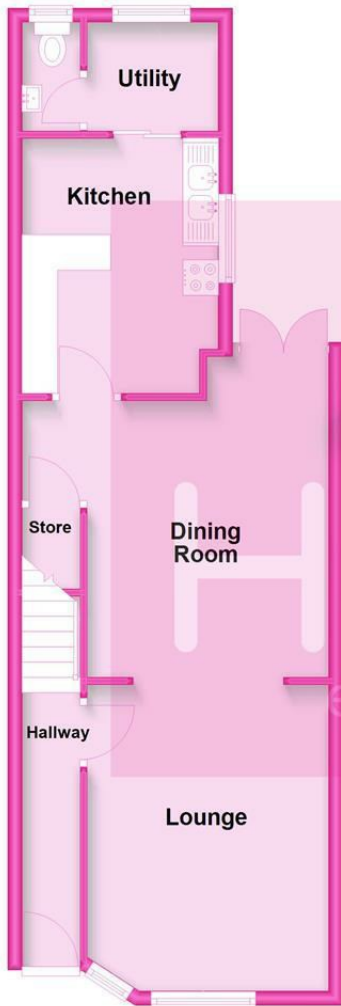
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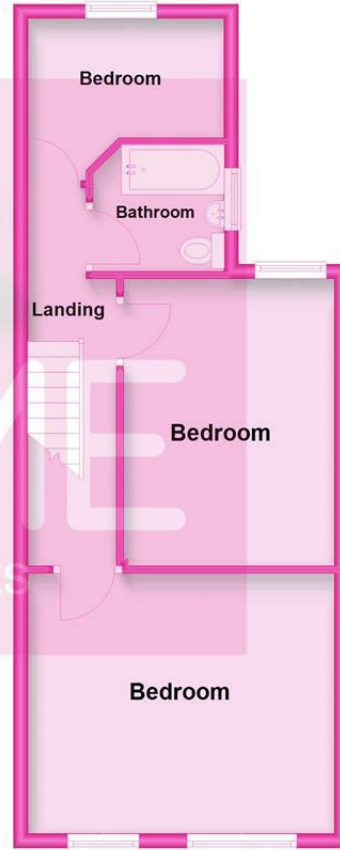
Ground Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



Total area: approx. 94.0 sq. metres (1011.5 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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