

**Monton Office**

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## 24 Atherton Street Eccles Manchester M30 8PZ

### Offers over £177,500

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this two bedroom terrace property which has the added benefit of a useful loft room. The property has recently been updated with having been fitted with new carpets and redecorated throughout within the last 2 years! The property comprises lounge, dining room, modern fitted kitchen, shaped landing, two bedrooms, modern fitted bathroom suite and fixed stairs to the useful loft room area. The property is double glazed and gas central heated throughout. Externally there is a block paved yard area to the rear. Situated near to Beech Street School and transport links to Eccles along with the M60 motorway network which provides easy access to Manchester City center and The Trafford Centre! Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to arrange your viewing!

- NO VENDOR CHAIN!
- Lounge
- Family bathroom suite
- Recently been updated throughout
- Two bedroom terrace
- Dining room
- Yard to the rear
- Useful loft room/home office
- Modern fitted kitchen
- Close to Beech Street School

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### Lounge 14'0 x 12'2 (4.27m x 3.71m)

uPVC double glazed window to front, wood effect flooring, single panel radiator and uPVC double glazed door to front.

### Dining room 14'0 x 13'3 (4.27m x 4.04m)

uPVC double glazed french doors to the rear, wood effect flooring, understairs storage and single panel radiator.

### Kitchen 9'6 x 8'1 (2.90m x 2.46m)

Fitted with modern wall and base units, roll edge worktops, sink unit, space for washing machine, space for fridge freezer, extractor fan and uPVC double glazed window to the rear and side.

### Shaped landing

Open balustrade, stairs to the loft room.

### Bedroom One 13'8 x 9'7 (4.17m x 2.92m)

uPVC double glazed window to the front, single panel radiator and understairs storage.

### Bedroom Two 15'6 x 6'8 (4.72m x 2.03m)

Built in storage unit, single panel radiator and uPVC double glazed window to the rear.

### Bathroom 9'9 x 6'7 (2.97m x 2.01m)

Fitted with three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower over. uPVC double glazed window to the rear.

### Loft room 14'1 x 13'0 (4.29m x 3.96m)

Two velux windows to the rear. Useful storage or home office.

### 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 E.

### 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.

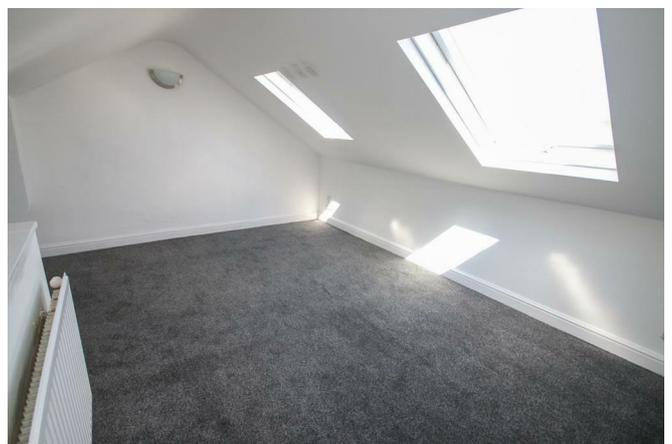
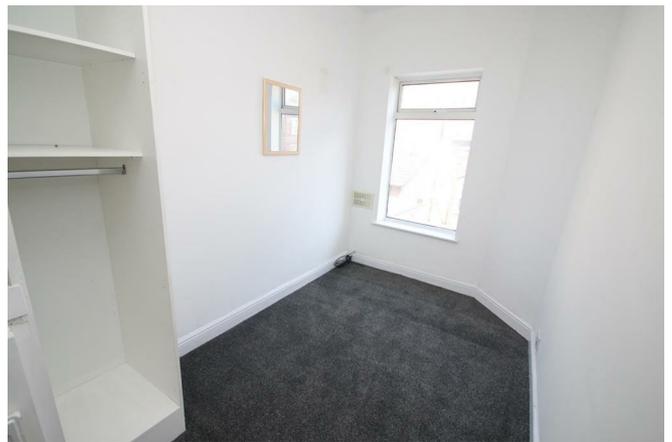


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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## Ground Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



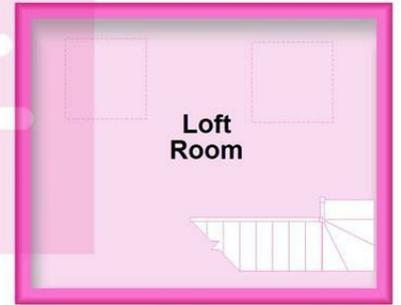
## First Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



## Second Floor

Approx. 14.3 sq. metres (154.3 sq. feet)



Total area: approx. 91.4 sq. metres (983.5 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>			
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