

Monton Office

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23 Higher Croft Eccles Eccles M30 7AX
Offers over £200,000

NO VENDOR CHAIN!! HOME ESTATE AGENTS are delighted to offer for sale this modernised and renovated (Approx. 7 years ago) three bedroom terrace property. Accommodation comprises from through lounge/diner with open plan high quality kitchen, shaped landing, three bedrooms and a modern four piece bathroom suite. The property is gas central heated and double glazed. Externally there is a paved palisade to the front whilst to the rear there is a yard area. The property has to be viewed to fully appreciate the quality of accommodation on offer. Please note that the property is currently tenanted and therefore the photos shown were taken prior to tenant occupation. Internal viewing/inspection is require prior to submitting an offer for this property. Available with NO VENDOR CHAIN. Call HOME on 01617898383 to view!

- AVAILABLE WITH NO VENDOR CHAIN!
- Through lounge/diner
- Yard area to the rear
- Gas central heating system
- Three bedroom terrace property
- Stunning open plan fitted kitchen
- Fully renovated approx. 7 years ago
- Modern open plan living space
- Modern four piece bathroom suite
- UPVC double glazed throughout

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Through lounge diner

uPVC double glazed window to front, uPVC double glazed french doors to rear, wall mounted television point, open plan stairs case and under stairs storage plumbed for washing machine. meter cupboard with feature stone top

Kitchen

Recently fitted with modern and stylish wall and base units, roll edge worktops, sink unit, extractor fan and tiled to complement. uPVC double glazed window to side and tiled flooring

Shaped landing

Open balustrade and built in storage cupboard

Bedroom One

uPVC double glazed window to front and single panel radiator

Bedroom Two

uPVC double glazed window to rear and single panel radiator

Bedroom Three

uPVC double glazed window to front and single panel radiator

Bathroom

Fitted with a four piece bathroom suite comprising from low level W/C, pedestal wash hand basin, bath with feature tiled side and separate shower cubicle. Single panel radiator and uPVC double glazed opaque window to rear

Photos

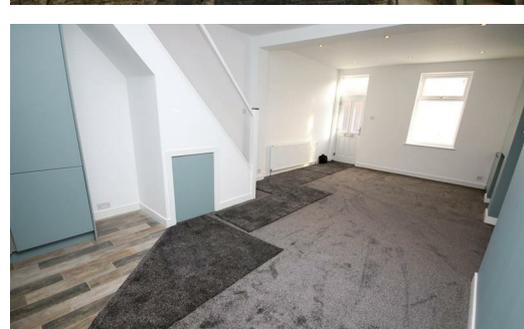
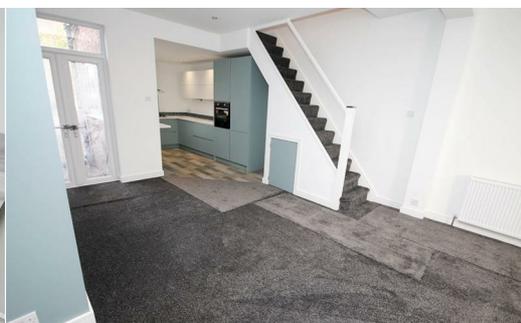
Please note - the photos shown were taken prior to a tenant taking occupation. An internal viewing will therefore be required prior to submitting an offer for this property.

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 D.

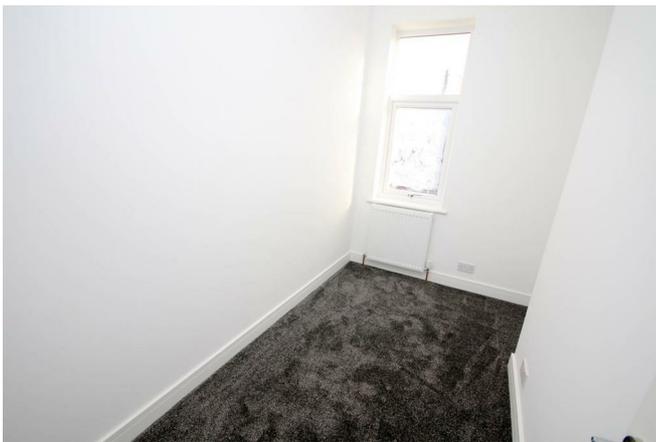
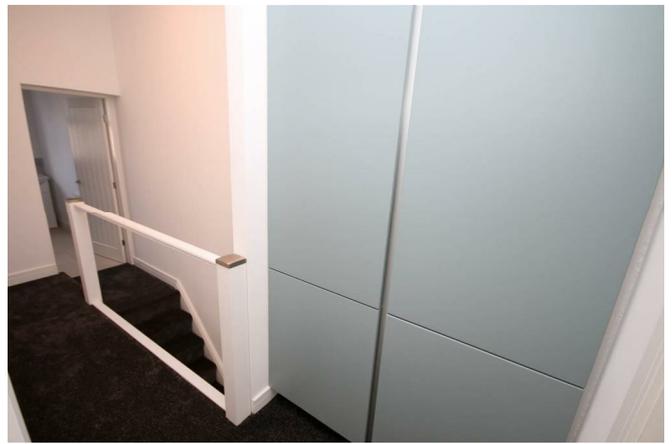


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



Total area: approx. 67.5 sq. metres (726.4 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			
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