HOME
estate agents

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75C Ellesmere Street Eccles Manchester M30 0JW

Offers over £170,000

FANTASTIC SIZE GARDEN TO THE REAR! NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this two bedroom TRUE semi detached bungalow. Located in a popular Eccles area with easy access to transport links, Eccles town center and Monton. The property comprises hallway, through lounge/diner, two bedrooms, modern fitted kitchen and bathroom. The property is gas central heated and double glazed. Externally there is a garden to the front with paved driveway for off road parking whilst to the rear there is a substantial garden, perfect for any buyer who loves gardening. Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- TRUE BUNGALOW!
- Lounge/diner
- Fitted bathroom suite
- NO VENDOR CHAIN!
- Two bedroom semi detached bungalow
- Fitted kitchen
- Off road parking
- Hallway with storage
- Two bedrooms
- Great size garden to the rear!

The Property Ombudsman
ClientMoney Protect

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

Hallway

Lounge 17'2 x 10'7 (5.23m x 3.23m)

Kitchen 10'2 x 8'2 (3.10m x 2.49m)

Bedroom One 12'1 x 10'7 (3.68m x 3.23m)

Bedroom Two 10'0 x 8'6 (3.05m x 2.59m)

Bathroom 7'7 x 7'4 (2.31m x 2.24m)

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.

IMPORTANT INFORMATION -

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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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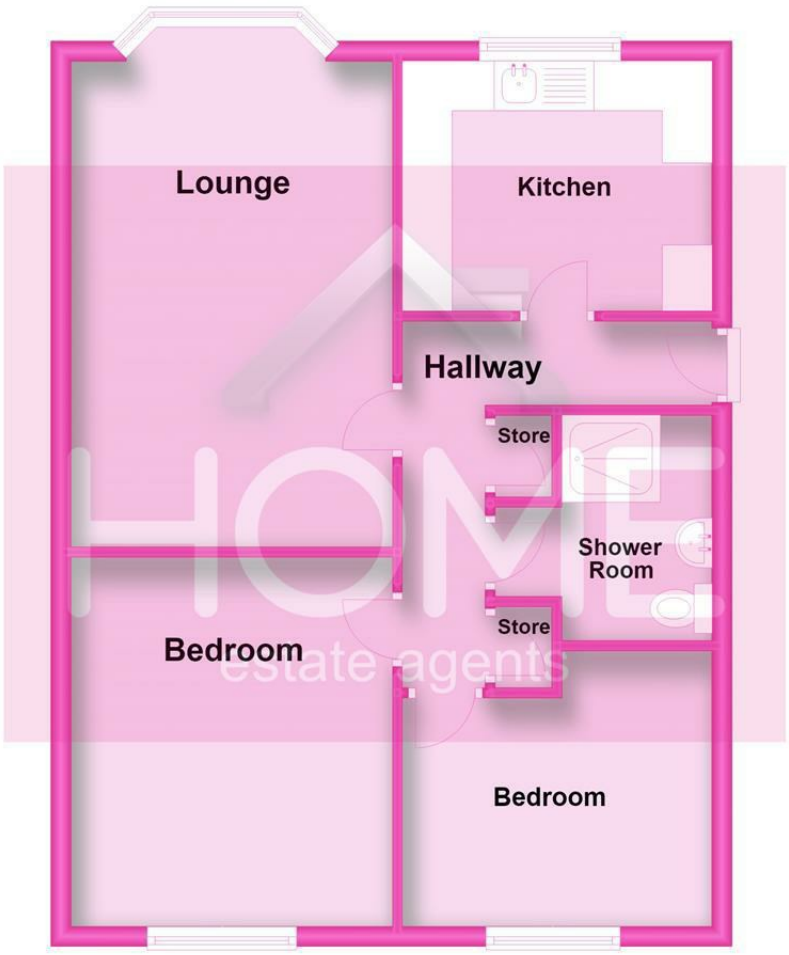
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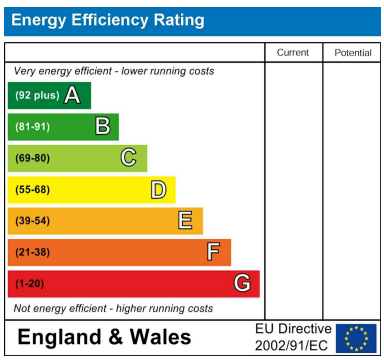
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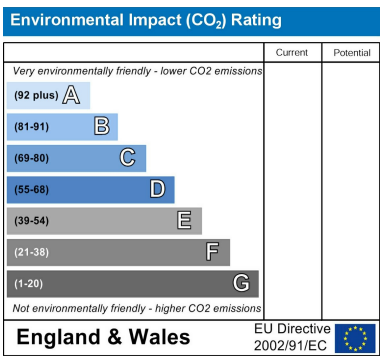
Ground Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



Total area: approx. 56.1 sq. metres (604.1 sq. feet)





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