

**Monton Office**

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## 45 Napier Road Eccles Manchester M30 8BF

### £270,000

GARDENS TO THREE SIDES! NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this well positioned three bedroom semi detached property which occupies a corner plot with gardens to three sides. The property comprises hallway, lounge, open kitchen/diner, shaped landing, three bedrooms and a modern, recently updated bathroom suite. The property is double glazed and offers electric heating. Please note - there is currently no gas connected to this property. Externally there is a driveway and single garage to the front along with garden, lawn garden area to the side and then a mostly paved garden area to the rear. Situated close to Monton, local walks and transport links! Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to arrange your viewing.

- NO VENDOR CHAIN!
- Hallway
- Three bedrooms
- Popular location close to Monton!
- Three bedroom semi detached property
- Lounge
- Fitted bathroom suite
- Gardens to three sides
- Open kitchen/diner
- Off road parking to the front



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**Hallway 7'9 x 4'6 (2.36m x 1.37m)**

**Lounge 12'9 x 12'1 (3.89m x 3.68m)**

**Open kitchen/diner 17'9 x 8'7 (5.41m x 2.62m)**

**Shaped landing**

**Bedroom One 11'9 x 9'9 (3.58m x 2.97m)**

**Bedroom Two 8'9 x 8'7 (2.67m x 2.62m)**

**Bedroom Three 10'1 x 7'7 (3.07m x 2.31m)**

**Bathroom 8'6 x 5'6 (2.59m x 1.68m)**

#### **Sales info**

We are advised that the property is Freehold.

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

The current EPC rating is TBC.

Please note - there is no gas connected to this property currently and is heated via electric heaters only.

#### **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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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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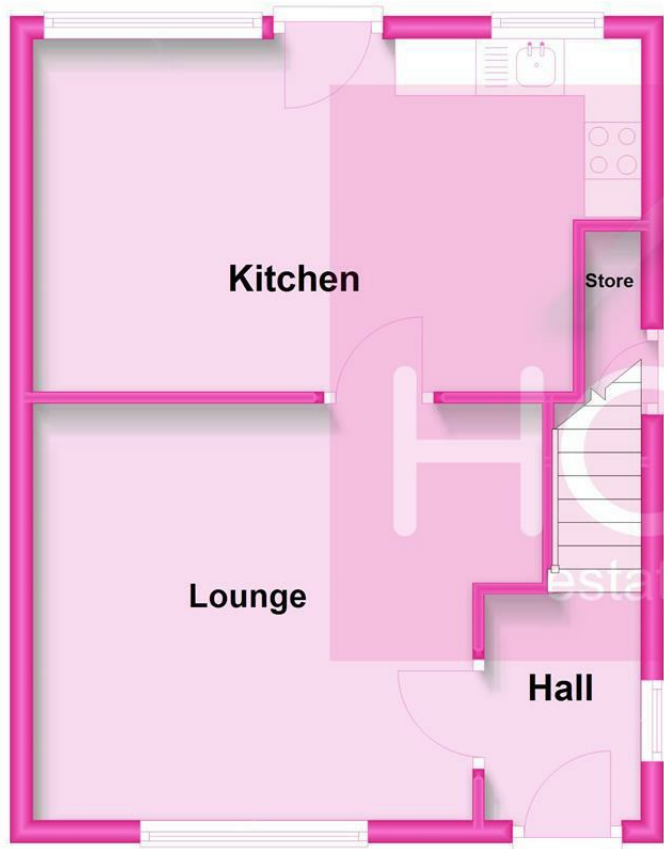


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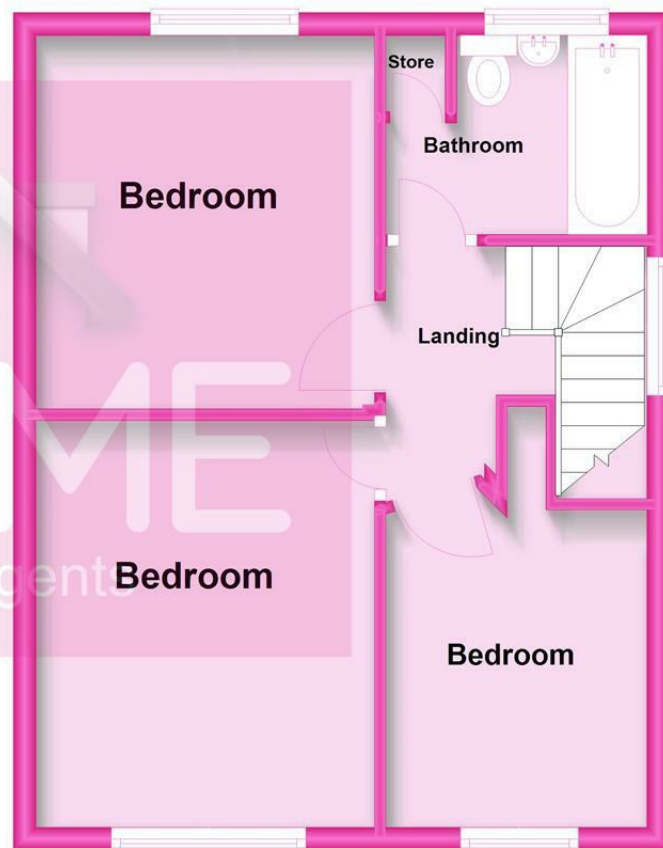
## Ground Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



## First Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 74.5 sq. metres (801.5 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>		
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