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25 Cambrai Crescent Eccles Manchester M30 8HP
£150,000

FANTASTIC REAR GARDEN WITH GARAGE! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom semi detached property which is being offered for sale for the first time in its history. Accommodation comprises hallway, lounge, kitchen/diner, inner hallway, downstairs W/C, shaped landing, three bedrooms and fitted bathroom suite. The property benefits from gas central heating (back boiler system), double glazing and is also alarmed. Externally there is a paved garden to the front whilst to the rear there is a fantastic size garden complete with paved patio area, lawn garden, off road parking and detached single garage with power and lighting. Located in a popular Eccles position close to Worsley, Monton and easy access to the M60 motorway network! Call HOME on 01617898383 to view!

- FANTASTIC REAR GARDEN WITH GARAGE!
- Lounge
- Fitted bathroom suite
- Popular Eccles location!
- Three bedroom semi detached
- Kitchen/diner
- Fantastic rear garden!
- Hallway
- Inner hallway with downstairs W/C
- Off road parking and garage



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Hallway

uPVC double glazed door to front, double panel radiator, alarm panel and stairs to the first floor.

Lounge 16'6 x 10'4 (5.03m x 3.15m)

uPVC double glazed windows to front and rear, wall mounted gas fire which is used for the back boiler system, television point and double panel radiator.

Kitchen/Diner 16'4 x 9'2 (4.98m x 2.79m)

Fitted with wall and base units, roll edge worktop, sink unit, space for washing machine, space for undercounter fridge, gas hob and electric oven and tiled to complement. uPVC double glazed window to front and rear. Built in storage cupboard.

Inner hallway 4'8 x 2'8 (1.42m x 0.81m)

uPVC double glazed door to rear.

W/C 4'7 x 2'6 (1.40m x 0.76m)

Fitted with a low level W/C and uPVC double glazed window to the rear.

Shaped landing

uPVC double glazed window to front, open balustrade and loft access.

Bedroom One 16'4 x 9'2 (4.98m x 2.79m)

uPVC double glazed windows to front and rear, double panel radiator and storage cupboard.

Bedroom Two 9'9 x 9'9 (2.97m x 2.97m)

uPVC double glazed window to rear and built in storage.

Bedroom Three 10'5 x 7'5 (3.18m x 2.26m)

uPVC double glazed window to front and single panel radiator.

Bathroom 5'9 x 5'4 (1.75m x 1.63m)

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

Tenure

We are advised that the property is Freehold.

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. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.

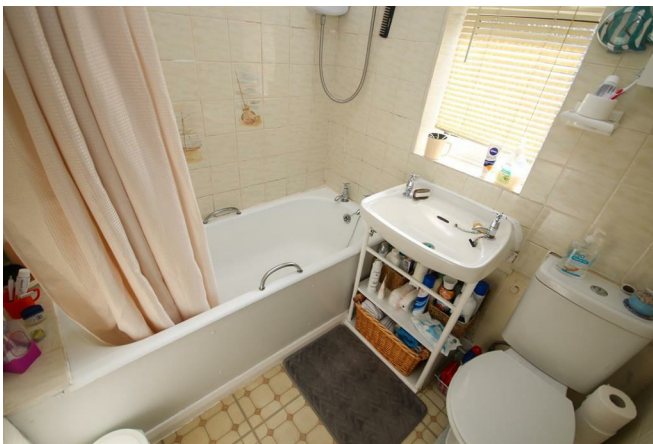


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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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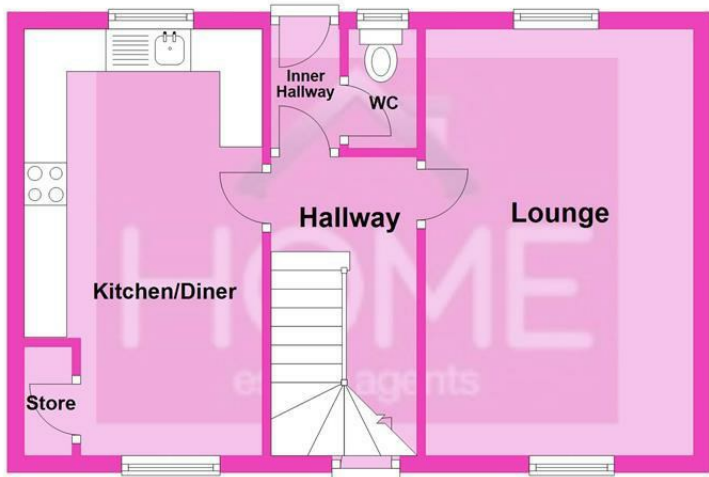
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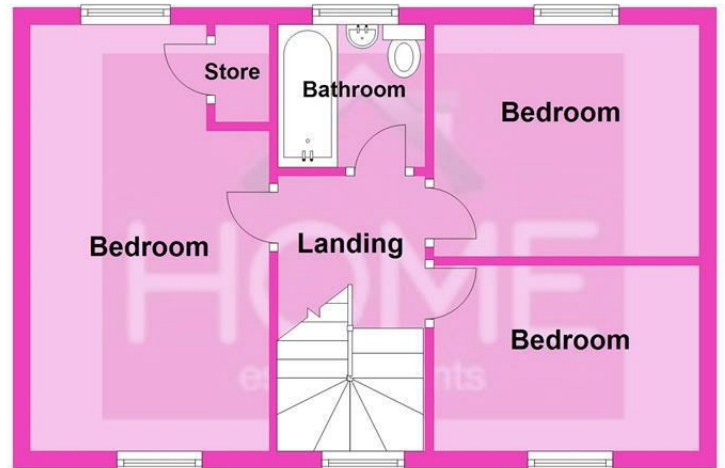
Ground Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



Total area: approx. 79.1 sq. metres (851.4 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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