HOME
estate agents

Monton Office
0161 789 8383
222 Monton Road, Monton
M30 9LJ
@homeinmonton



8 Gilbert Street Eccles Manchester M30 7DE

£225,000

RECENTLY UPDATED THROUGHOUT! HOME ESTATE AGENTS are thrilled to offer for sale this recently updated and much improved three bedroom terrace property. The property comprises hallway, bay-fronted lounge with an archway through to the dining room, modern fitted kitchen, shaped landing, recently created three bedrooms and newly installed bathroom suite with light well. The property is gas central heated and double glazed throughout with the addition of new doors. Having been updated throughout including a roof overhaul, re pointed to the front elevation, newly installed bathroom, flooring and redecorating the property is now in true move in condition! The property is positioned close to local transport links and the M60 motorway network and is ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- RECENTLY UPDATED THROUGHOUT!
- Three bedroom terrace property
- Hallway
- Bay-fronted lounge with arch to the dining room
- Open plan living space
- Modern fitted kitchen
- Newly installed bathroom with light well
- Three bedrooms
- Yard to the rear
- NO VENDOR CHAIN!

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 13'08 x 3'04 (4.17m x 1.02m)

Lounge 13'04 x 10'04 (4.06m x 3.15m)

Dining room 12'10 x 11'01 (3.91m x 3.38m)

Kitchen 10'08 x 8'04 (3.25m x 2.54m)

Shaped landing

Bedroom One 14'10 x 10'10 (4.52m x 3.30m)

Bedroom Two 10'0 x 8'04 (3.05m x 2.54m)

Bedroom Three 7'11 x 8'11 (2.41m x 2.72m)

Bathroom 8'09 x 4'10 (2.67m x 1.47m)

Sales info

We are advised that the property is leasehold. We are advised that the lease was granted for 999 years commencing 1908. We are advised there is an annual ground rent of approx. £9.33. 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.








LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com

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

















LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com

The Property Ombudsman

ClientMoney Protect

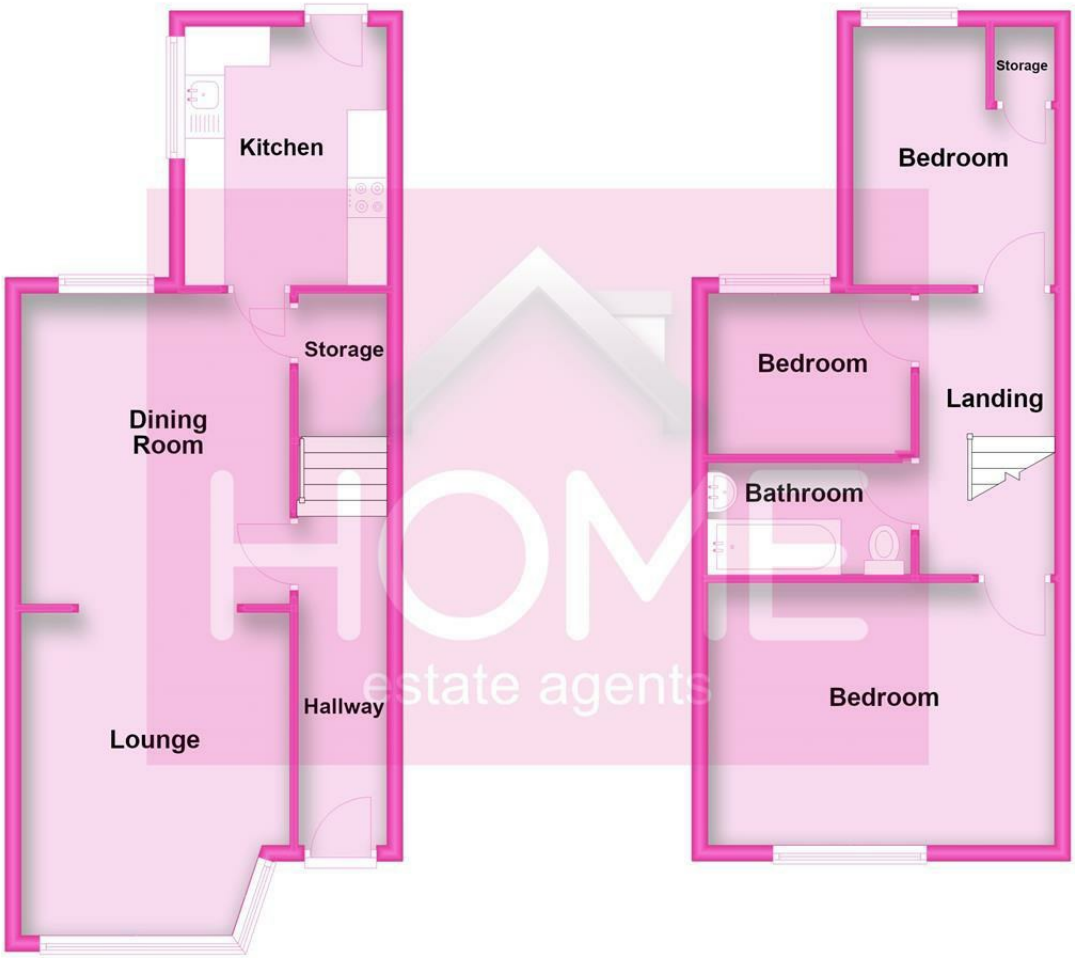
Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton – 9262084 Urmston – 04331861 Stretford - 08259553

Ground Floor

Approx. 42.8 sq. metres (460.3 sq. feet)

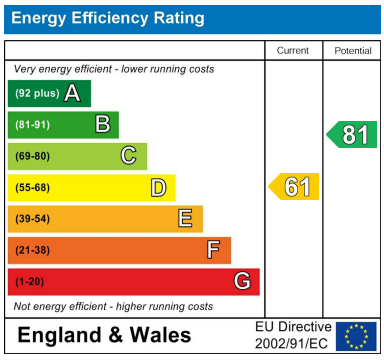
First Floor

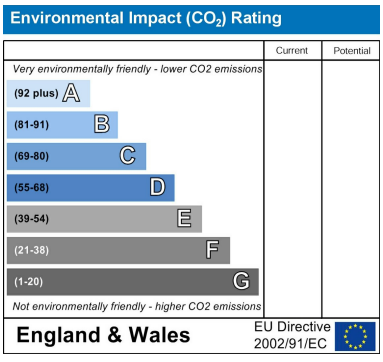
Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 81.7 sq. metres (879.9 sq. feet)

All measurements and area quoted are approximate only and are for illustration purposes
Plan produced using PlanUp.





LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com

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