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



40 Roberts Street Eccles Manchester M30 0FX

£170,000

NO VENDOR CHAIN! IN NEED OF MODERNISATION! HOME ESTATE AGENTS are pleased to offer for sale this much loved, two bedroom terrace property which has the added benefit of a REAR GARDEN and further storage/garden room. The property comprises lounge, dining room, fitted kitchen, lean to sun room, shaped landing, two bedrooms and fitted four piece bathroom suite. The property is double glazed and gas central heated. Externally there is a palisade to the front whilst to the rear there is a paved yard and further generous garden, outside W/C, brick built storage and further storage/summer house! Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view.

- NO VENDOR CHAIN!
- Two bedroom semi detached property
- Fitted kitchen and summer room
- Popular Eccles area
- IN NEED OF MODERNISATION
- Lounge
- Fitted bathroom suite
- Great first time buy!
- Dining room
- Rear workshop

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

Lounge 13'0 x 12'1 (3.96m x 3.68m)

Dining room 13'1 x 11'7 (3.99m x 3.53m)

Kitchen 8'0 x 7'0 (2.44m x 2.13m)

Summer room 11'6 x 5'8 (3.51m x 1.73m)

Rear workshop

Shaped landing

Bedroom One 13'1 x 12'1 (3.99m x 3.68m)

Bedroom Two 11'8 x 9'5 (3.56m x 2.87m)

Bathroom 8'7 x 5'6 (2.62m 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 D.

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 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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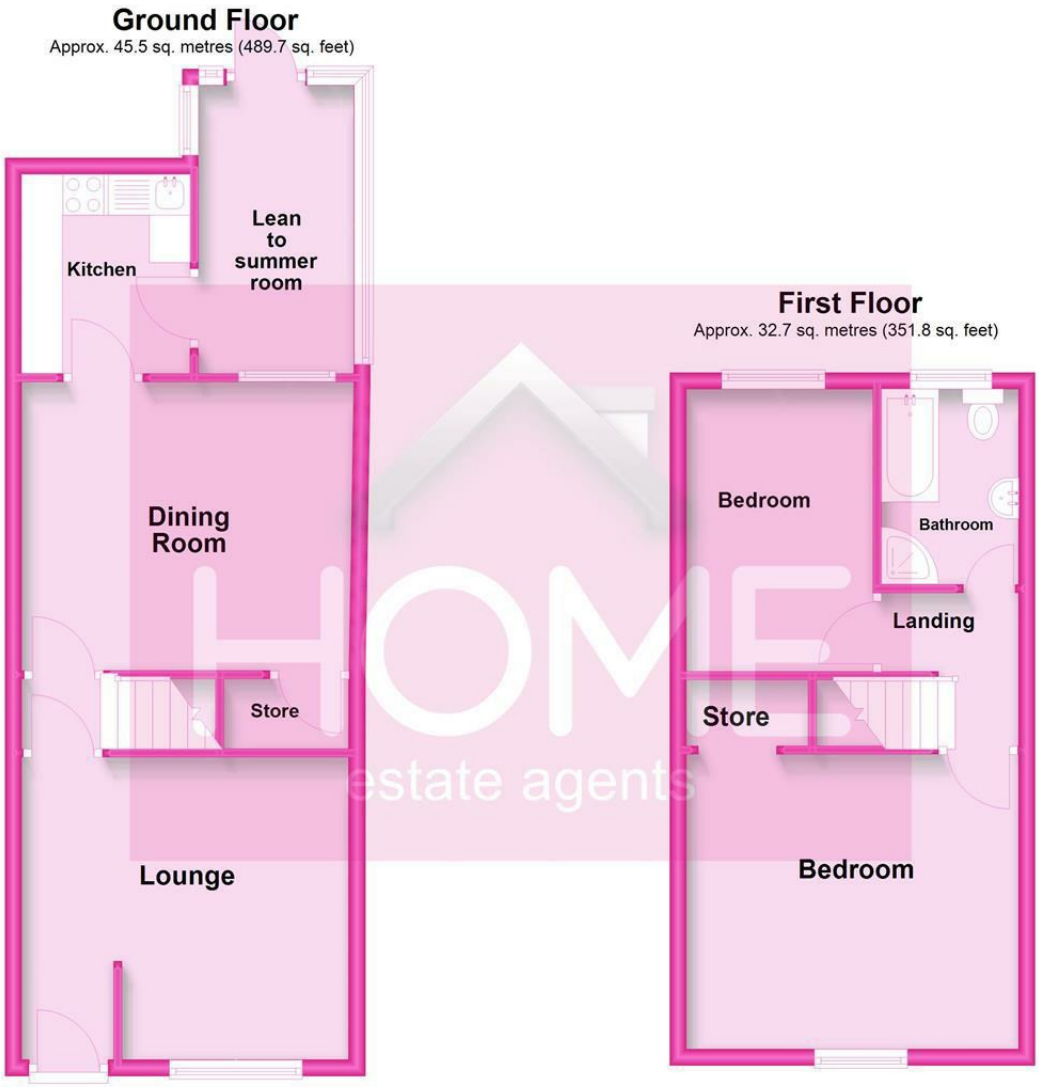
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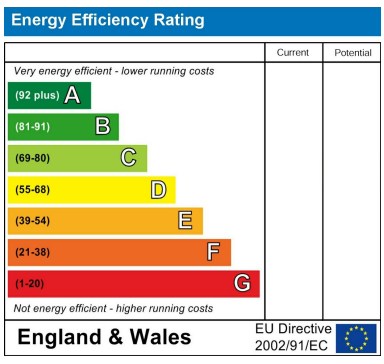
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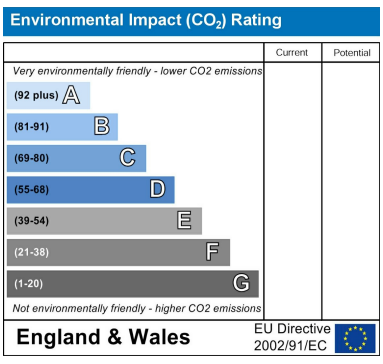
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Total area: approx. 78.2 sq. metres (841.5 sq. feet)





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