



## 39 Holt Street Eccles Manchester M30 7HQ

### Offers over £135,000

CALLING ALL FIRST TIME BUYERS! HOME ESTATE AGENTS are delighted to offer for sale this well presented and much improved two double bedroom terrace located on a popular Eccles road. Accommodation comprises from hallway, lounge, dining/sitting room, extended 21ft kitchen, shaped landing, two double bedrooms and a modern fitted four piece bathroom suite. The property offers gas central heating and double glazing. Externally there is a paved palisade to the front whilst to the rear there is a paved garden with single garage for storage. Excellently positioned close to the Trafford Centre and other local amenities the properties generally attract swift interest! Call HOME On 01617898383 to view!

- GREAT FIRST TIME BUY!
- Two bedroom terrace property
- Hallway
- Lounge
- Dining/Sitting room
- 21ft modern kitchen
- Four piece bathroom suite
- Garden and garage to the rear
- Re-roofed approx 2015!



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### Hallway

uPVC door to front, wooden flooring and stairs to first floor.

### Lounge 11'9 x 10'2 (3.58m x 3.10m)

uPVC double glazed window to front, wooden flooring and double panel radiator.

### Dining/Sitting room 11'3 x 12'8 (3.43m x 3.86m)

uPVC double glazed window to rear, television point, wooden flooring, double panel radiator and under stairs storage.

### Kitchen 21'3 x 7'9 (6.48m x 2.36m)

Fitted with wall and base units, roll edge worktops, sink unit, space for fridge freezer, space for washing machine, electric hob and hob, ceiling spotlights, tiled to complement and double panel radiator. uPVC double glazed window to side and uPVC double glazed french doors to rear.

### Shaped landing

Open balustrade and loft access.

### Bedroom One 14'3 x 12'0 (4.34m x 3.66m)

uPVC double glazed window to front, wood effect flooring and single panel radiator.

### Bedroom Two 13'0 x 9'0 (3.96m x 2.74m)

uPVC double glazed window to rear and double panel radiator.

### Bathroom 8'7 x 8'0 (2.62m x 2.44m)

Fitted with a four piece suite comprising from low level W/C, pedestal wash hand basin, panelled bath and separate shower cubicle. Tiled to complement, tiled flooring and ceiling spotlights. uPVC double glazed window to rear and storage cupboard.

### Tenure

### 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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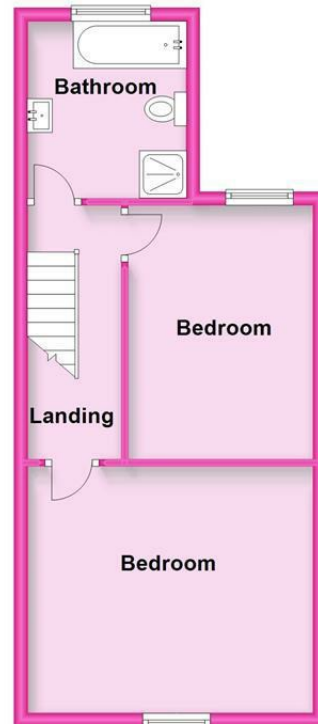
### Ground Floor

Approx. 47.3 sq. metres (509.0 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 85.6 sq. metres (921.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		59
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		52
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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