

Monton Office

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3 The Manse Eldon Place Eccles Manchester M30 8QE

£175,000

OVERLOOKING PATRICROFT PARK TO THE REAR! HOME ESTATE AGENTS are pleased to offer for sale this modern two bedroom terrace property which has the added bonus of being gated and overlooking parkland to the rear. The property comprises hallway, entrance W/C, modern fitted kitchen, open plan lounge/diner, shaped landing, two double bedrooms and a fitted bathroom suite. The property is gas central heated and double glazed. To the front of the property there is off road parking space whilst to the rear there is a lawn garden area which overlooks the park to the rear. Call HOME on 01617898383 to view!

- OVERLOOKING PATRICROFT PARK TO THE REAR!
- Secure, gated parking available
- Modern fitted kitchen
- Close to The Trafford Centre
- Two double bedroom terrace property
- Hallway with W/C
- Recently updated bathroom suite
- Modern construction
- Open plan lounge/diner
- Garden to the area, overlooking Patricroft park



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Hallway 9'4 x 6'2 (2.84m x 1.88m)

W/C

Lounge/diner 15'2 x 12'8 (4.62m x 3.86m)

Kitchen 9'1 x 6'2 (2.77m x 1.88m)

Shaped landing

Bedroom One 12'10 x 9'0 (3.91m x 2.74m)

Bedroom Two 7'8 x 12'10 (2.34m x 3.91m)

Bathroom 6'6 x 6'1 (1.98m x 1.85m)

Sales info

We are advised that the property is leasehold. The term of the lease granted is for 150 years commencing 2012. We are advised that there is an annual ground rent of £150.00 and a monthly estate service charge of £15.00.

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

The current EPC rating is C.

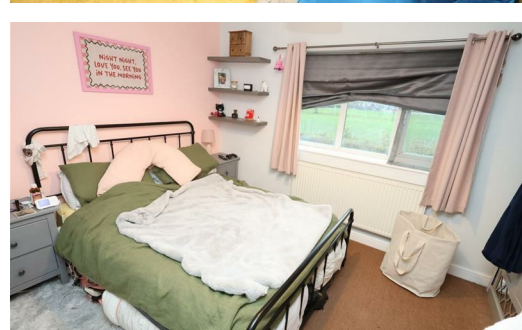
IMPORTANT INFORMATION -

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.

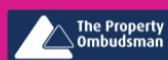
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration 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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Ground Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



Total area: approx. 54.3 sq. metres (584.6 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		
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