

**Monton Office**

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## 43 Lulworth Road Eccles Manchester M30 8WP

### Offers over £179,000

**NO VENDOR CHAIN! IN NEED OF UPDATING!** HOME ESTATE AGENTS are pleased to offer for sale this three bedroom end terrace property which is offered in need of some updating. The property comprises hallway, lounge, dining kitchen with storage, shaped landing, three bedrooms and a fitted bathroom suite. The property is double glazed and is heated via a newly installed boiler (January 2026). Externally there is a garden to the front and a great size garden to the rear! Situated in a popular Eccles position and available with **NO ONWARD CHAIN!** Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- IN NEED OF UPDATING!
- Three bedroom end terrace
- Hallway
- Lounge
- Fitted kitchen with storage rooms
- Fitted bathroom suite
- Newly installed gas central heating boiler
- Generous garden to the rear
- Potential for off road parking to the front (subject to local council permission)



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### Hallway

Lounge 12'2 x 12'3 (3.71m x 3.73m)

Kitchen 12'4 x 8'8 (3.76m x 2.64m)

Storage 6'0 x 2'7 (1.83m x 0.79m)

Understairs storage 8'6 x 2'7 (2.59m x 0.79m)

### Shaped landing

Bedroom One 11'1 x 9'1 (3.38m x 2.77m)

Bedroom Two 10'2 x 9'1 (3.10m x 2.77m)

Bedroom Three 6'9 x 6'0 (2.06m x 1.83m)

Bathroom 6'4 x 5'9 (1.93m x 1.75m)

### Sales info

We are advised that the property is leasehold. We are advised that the term of the original lease was granted for 800 years commencing December 2006. There is an annual ground rent payable of approx. £28.00.

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.



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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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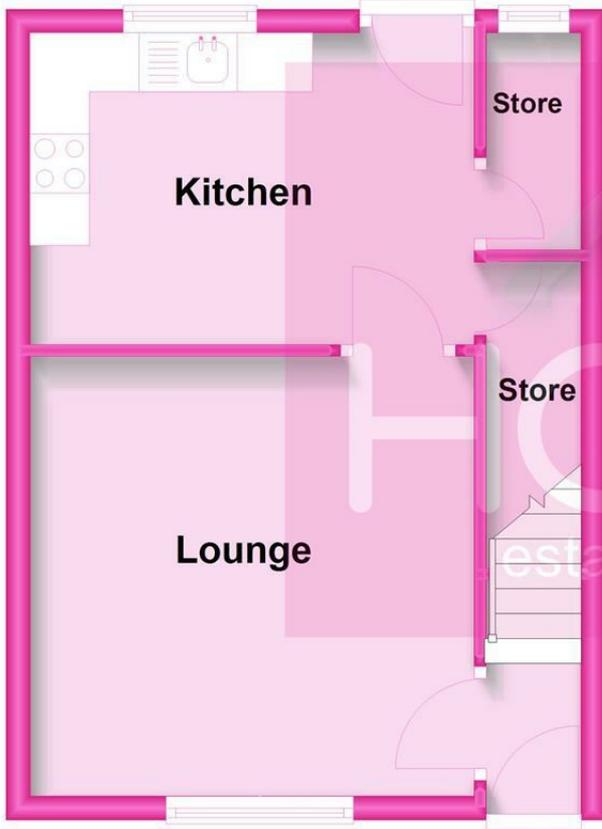
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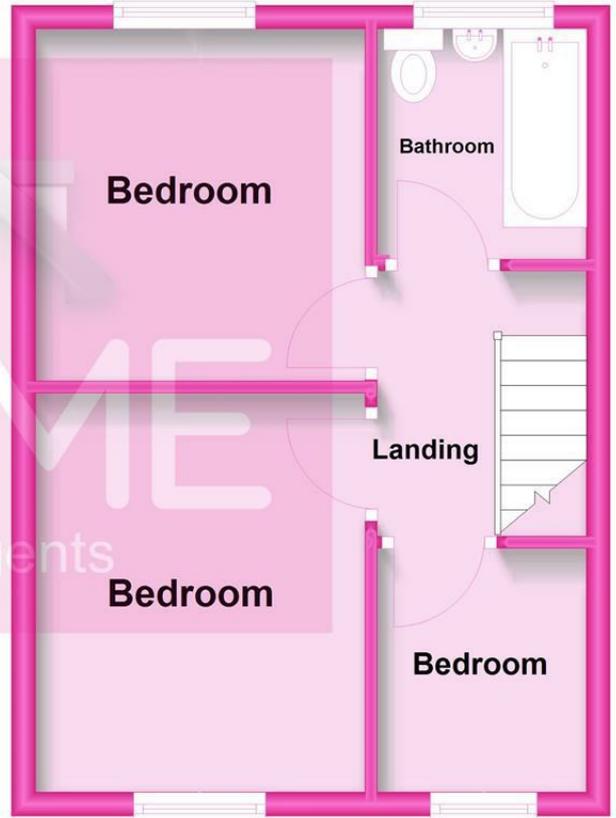
## Ground Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



## First Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



Total area: approx. 59.8 sq. metres (644.1 sq. feet)

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