

Urmston Office

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Stretford Office

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Monton Office

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54 Proctor Way Eccles M30 7WF

Offers over £90,000

TENANT IN SITU! HOME ESTATE AGENTS are pleased to offer for sale this good size, two bedroom first floor flat which is being sold with a tenant in situ. The tenant is currently on a periodic tenancy at £550.00pcm. Located just off Liverpool Road and the Argosy Drive development the accommodation comprises hallway, lounge, fitted kitchen, two bedrooms and a fitted bathroom suite. The property is double glazed and gas central heated. Great position close to the Trafford Centre and access to the M60 motorway network! Call HOME on 01617898383 to arrange your viewing!

- BEING SOLD WITH A TENANT IN SITU!
- Two good size bedrooms
- First floor flat
- Lounge/Diner
- Fitted Kitchen
- Fitted bathroom
- Gas central heating
- Double glazed
- Communal gardens
- Great access to the M60 motorway network



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084 Urmston - 04531861 Stretford - 08259553

Hallway

Lounge/Diner 16'7 x 12'4 (5.05m x 3.76m)

Kitchen 10'5 x 9'4 (3.18m x 2.84m)

Bedroom One 12'5 x 12'3 (3.78m x 3.73m)

Bedroom Two 12'6 x 10'6 (3.81m x 3.20m)

Bathroom 8'2 x 6'4 (2.49m x 1.93m)

Tenure

We are advised that the property is leasehold. The term was granted for 125 years commencing February 2008.

Service charge is £85 PCM- this includes, building maintenance, building insurance and ground rent

Further information

Please note - the property is currently tenanted and being sold with the tenant in situ. The tenant is currently on a period tenancy at £550.00 per calendar month.

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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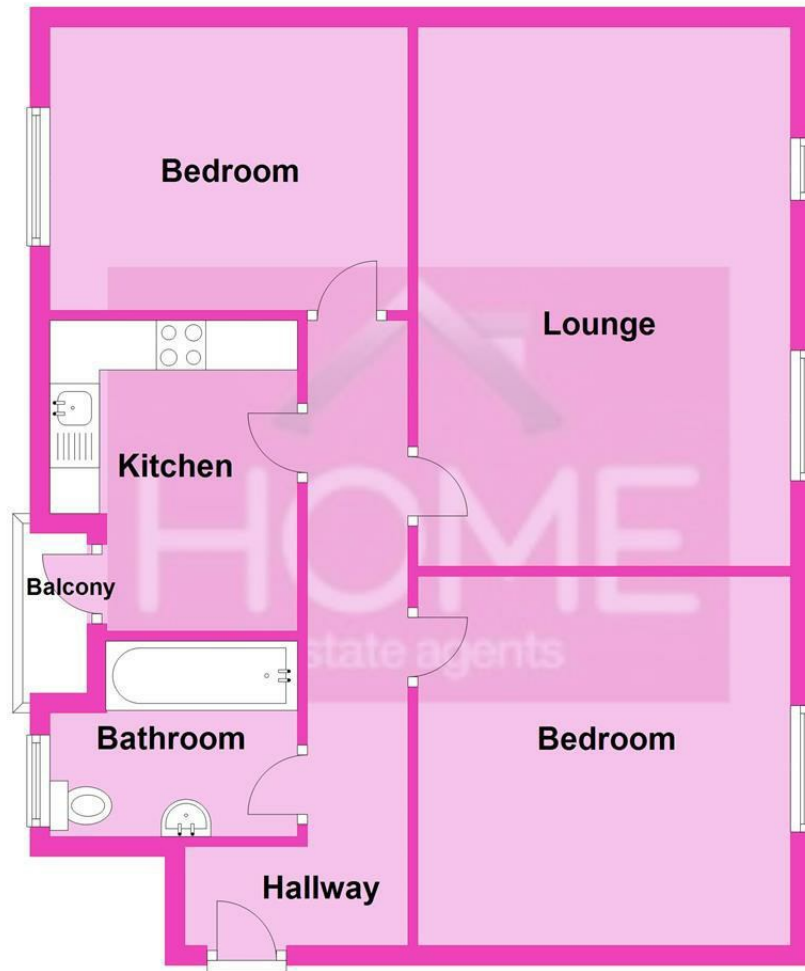
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Ground Floor

Approx. 66.7 sq. metres (718.2 sq. feet)



Total area: approx. 66.7 sq. metres (718.2 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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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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