

Monton Office

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



170 Parrin Lane Eccles Manchester M30 8BH

Offers over £175,000

IN NEED OF REFURBISHMENT! GREAT OPPORTUNITY! HOME ESTATE AGENTS are excited to offer for sale this three bedroom semi detached property which has the potential to create a fantastic family home. The property comprises hallway, lounge, dining room, kitchen, shaped landing, three bedrooms and bathroom. The property is in need of a scheme of renovation however offers bags of potential!

Externally the property has a paved palisade whilst to the rear there is a garden. Ideally positioned within a short walk to Monton, Westwood park primary school located to the rear of the property and a short drive or walk to Worsley Village. Offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- FULL RENOVATION REQUIRED!
- Three bedroom semi detached
- Porch and hallway
- Bay-fronted lounge
- Dining room
- Kitchen
- Three bedrooms
- Fitted bathroom suite
- Garden to the rear
- NO VENDOR CHAIN!



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Porch 3'0 x 2'0 (0.91m x 0.61m)

Hallway 13'1 x 3'0 (3.99m x 0.91m)

Lounge 14'6 x 11'9 (4.42m x 3.58m)

Dining room 12'8 x 11'8 (3.86m x 3.56m)

Kitchen 15'3 x 8'8 (4.65m x 2.64m)

Landing

Bedroom One 15'4 x 11'9 (4.67m x 3.58m)

Bedroom Two 12'9 x 9'9 (3.89m x 2.97m)

Bedroom Three 12'6 x 8'8 (3.81m x 2.64m)

Bathroom 6'3 x 5'5 (1.91m x 1.65m)

Sales info

We are advised that the property is freehold.

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

The current EPC rating is TBC

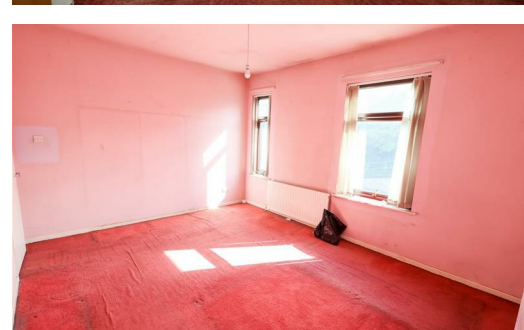
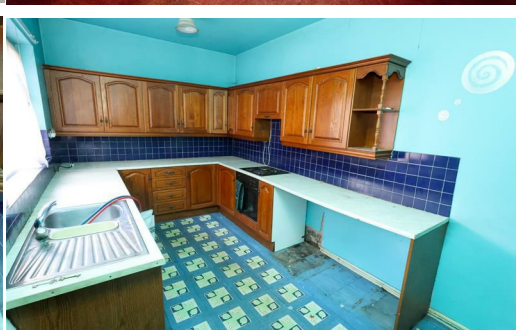
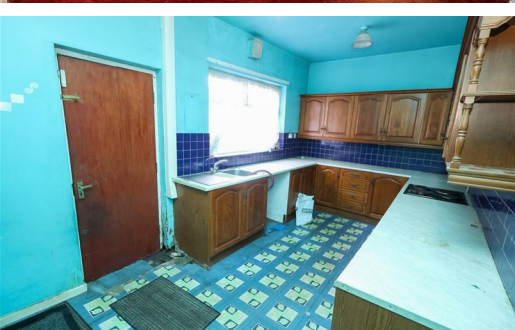
IMPORTANT INFORMATION -

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.

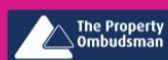
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration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

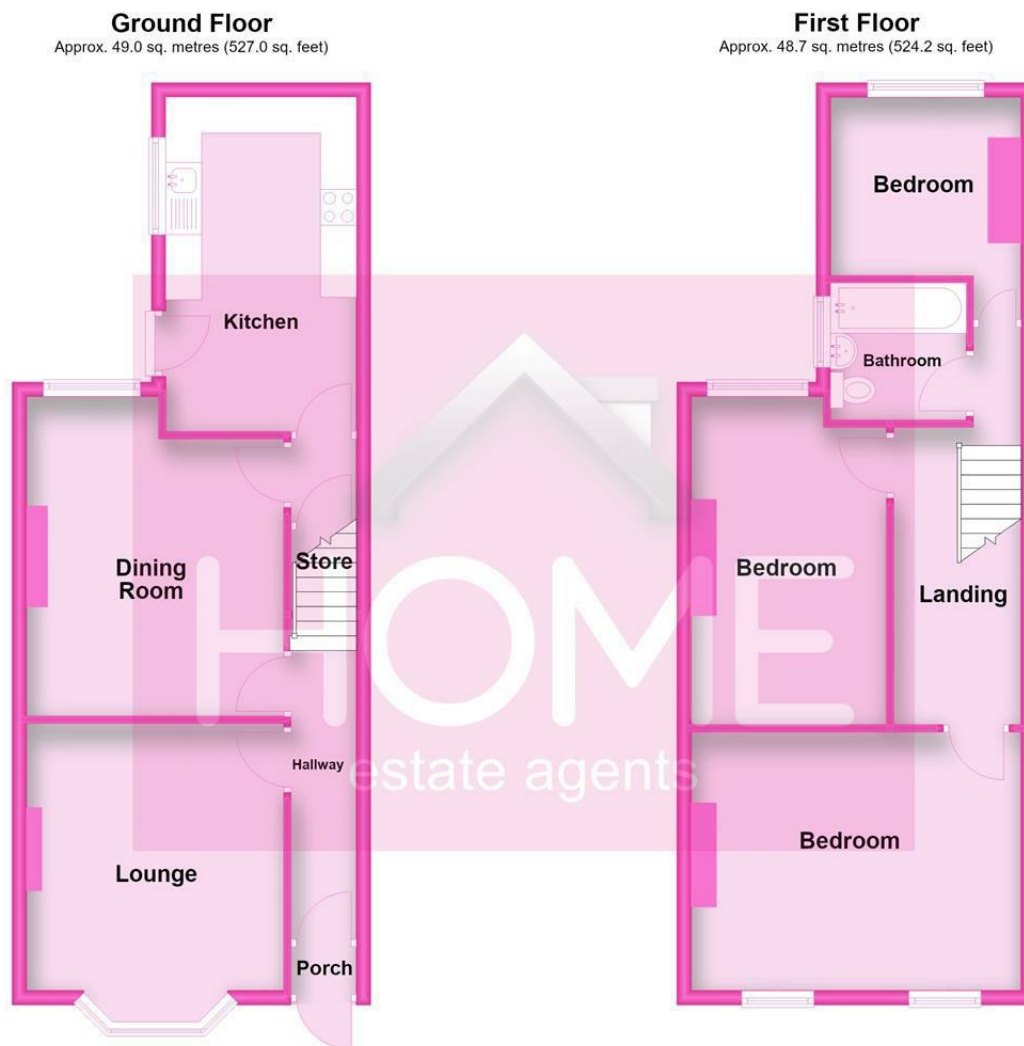


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Total area: approx. 97.7 sq. metres (1051.2 sq. feet)
All measurements and area quoted are approximate only and are for illustration purposes
Plan produced using PlanUp.

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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