



28 Catherine Street Eccles Manchester M30 8JB

Offers over £160,000

GREAT FIRST TIME BUY! CLOSE TO MONTON AND WORSLEY! HOME ESTATE AGENTS are thrilled to offer for sale this much loved two bedroom terrace property which would make a great first time home or buy to let property. With easy access to Monton, Eccles and Worsley the property is well positioned to appreciate the local amenities nearby. The property comprises hallway, lounge, dining room, modern fitted kitchen, shaped landing, two bedrooms and a fitted shower room. To the rear there is a good size yard area and a further palisade to the front. The property offers double glazing and is heated via gas fires currently however gas central heating could be added if required. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to arrange your viewing!

- PERFECT FIRST TIME BUY!
- Lounge
- Two good size bedrooms
- NO VENDOR CHAIN!
- Two bedroom mid terrace
- Dining room
- Fitted shower room
- Hallway
- Modern fitted kitchen
- Yard to the rear



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway

uPVC double glazed door to the front, stairs to first floor and ceiling coving.

Lounge 11'6 x 10'6 (3.51m x 3.20m)

uPVC double glazed window to front, wall mounted gas fire, television point, meter cupboard, picture rail and ceiling coving.

Dining room 12'2 x 11'2 (3.71m x 3.40m)

uPVC double glazed window to the rear, gas fire and understairs storage.

Kitchen 9'1 x 8'4 (2.77m x 2.54m)

Fitted with wall and base units, roll edge worktops, sink unit, space for washing machine, space for fridge freezer, extractor fan, electric oven and electric hob and tiled to complement. Door to the side and uPVC double glazed window to the side.

Shaped landing

Open balustrade and loft access.

Bedroom One 14'1 x 11'9 (4.29m x 3.58m)

uPVC double glazed window to the front and fitted with wardrobes for storage.

Bedroom Two 12'3 x 8'8 (3.73m x 2.64m)

uPVC double glazed window to the rear.

Shower room 8'9 x 8'4 (2.67m x 2.54m)

Fitted with a three piece shower room suite comprising sink unit, low level W/C and shower cubicle. uPVC double glazed window to the rear, tiled to complement and extractor fan.

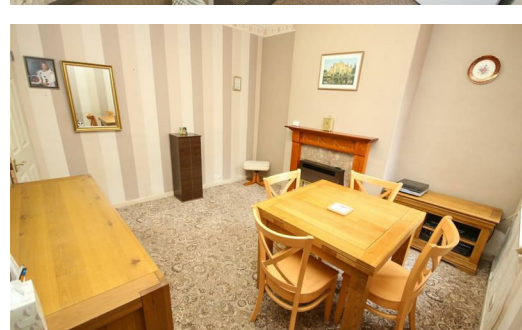
Tenure and other information

We are advised that the property is Leasehold. The term of the lease was granted for 998 years commencing 1905. We are advised that any ground rent has not been requested for several years since the current owners occupation. We are advised that the current council tax band is band A. The current EPC rating is D.

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.

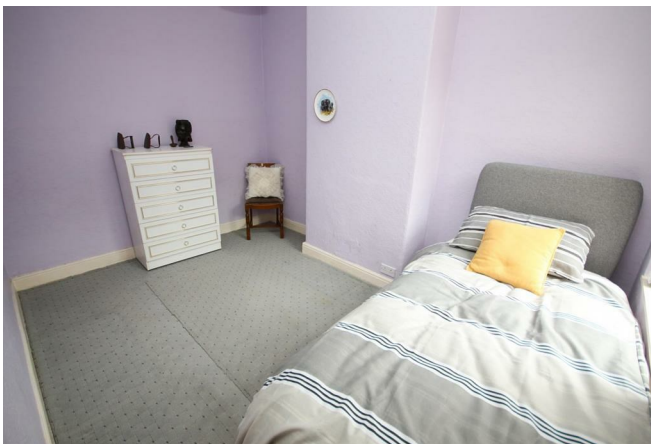


LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



LOCAL EXPERTS THAT GET YOU MOVING

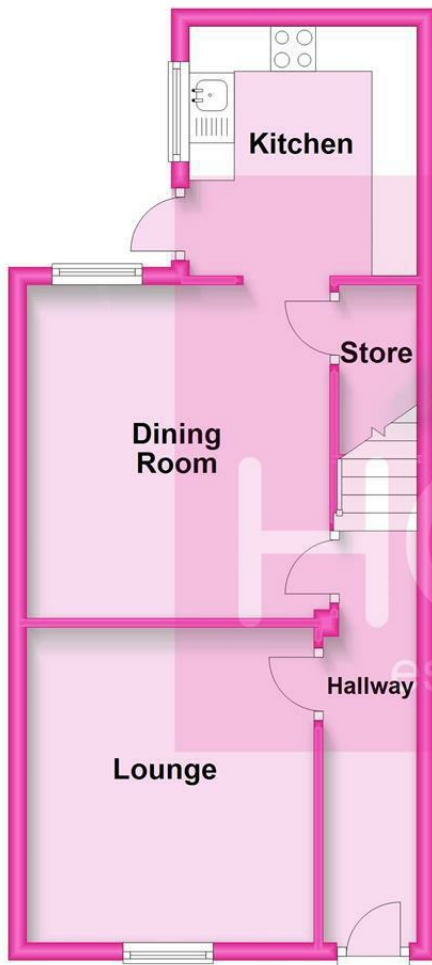
www.homeestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

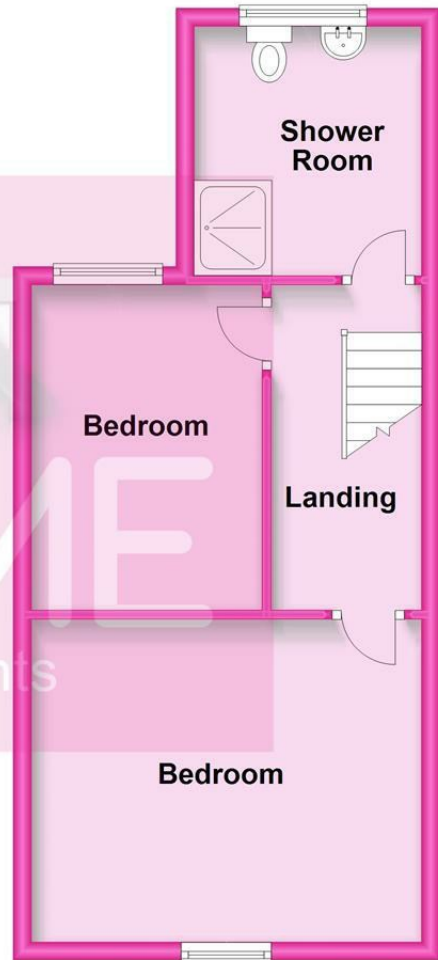
Ground Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Total area: approx. 78.3 sq. metres (842.6 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553