

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ
🐦 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
🐦 @homeinstretford

Monton Office

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



2 Corporation Road Eccles M30 0EQ

Offers over £155,000

CALLING ALL BUY TO LET INVESTORS! BEING SOLD WITH THE TENANT IN SITU! HOME ESTATE AGENTS are pleased to offer for sale this larger than average three bedroom end period terrace property located in the centre of Eccles. Within close proximity to the local shops and transport links to Manchester the property is ideally located. The property comprises from storm porch, spacious entrance hallway, bay-fronted lounge, dining room, modern fitted kitchen, shaped landing, three bedrooms and a modern fitted bathroom suite. The property is fitted with secondary, wooden double glazing and offers gas central heating. To the front of the property there is a paved palisade whilst to the rear there is a paved yard area. Currently tenanted for £695.00pcm and will be sold with the tenant in situ! Call HOME on 01617898383 to arrange your viewing!

- BEING SOLD WITH THE TENANT IN SITU!
- Storm porch and spacious hallway
- Modern fitted bathroom suite
- Buy to let investors only!
- Currently tenanted for £695.00pcm
- Bay-fronted lounge
- Yard area the rear
- Large three bedroom end terrace
- Dining room and Modern fitted kitchen
- Short walk to Eccles town centre!



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Storm porch

Tiled floor and door to hallway.

Hallway

Access to the storm porch and stairs to the first floor.

Lounge 12'4 x 14'8 (3.76m x 4.47m)

Secondary, wooden bay window to the front, double panel radiator and feature fire surround.

Dining room 13'0 x 12'5 (3.96m x 3.78m)

Secondary, wooden window to rear, double panel radiator and feature fire surround.

Kitchen 9'4 x 7'3 (2.84m x 2.21m)

Fitted with wall and base units, roll edge worktops, sink unit, space for washing machine, space for cooker, wall mounted boiler, tiled to complement, window to the rear and door to the rear.

Shaped landing

Open balustrade, window to side and loft access.

Bedroom One 16'2 x 10'9 (4.93m x 3.28m)

Secondary, wooden bay window to the front, single panel radiator and feature fire surround.

Bedroom Two 12'5 x 11'7 (3.78m x 3.53m)

Secondary, wooden bay window to the front, single panel radiator and feature fire surround.

Bedroom Three 10'3 x 9'0 (3.12m x 2.74m)

Secondary, wooden window to the front and single panel radiator.

Bathroom 13'9 x 7'4 (4.19m x 2.24m)

Fitted with modern three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower over. uPVC double glazed window to the rear.

Photos

Please note - The photos shown were a representation of the property before it was tenanted in 2016 therefore an internal viewing is required before offers will be considered and the vendor proceeding.

Tenure

We are advised that the property is Freehold.

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.

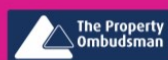
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the

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

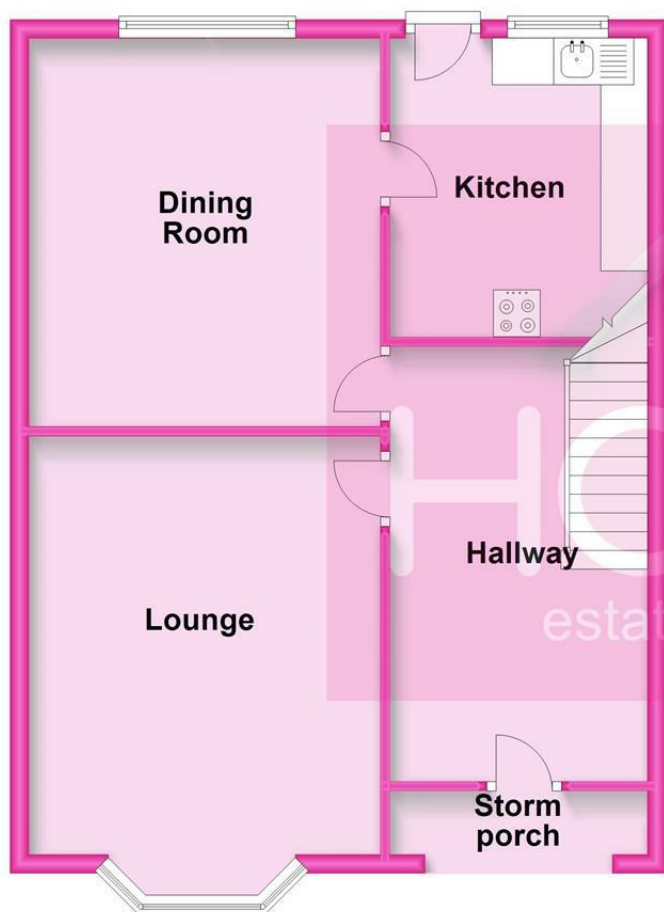
 www.homeestateagents.com



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

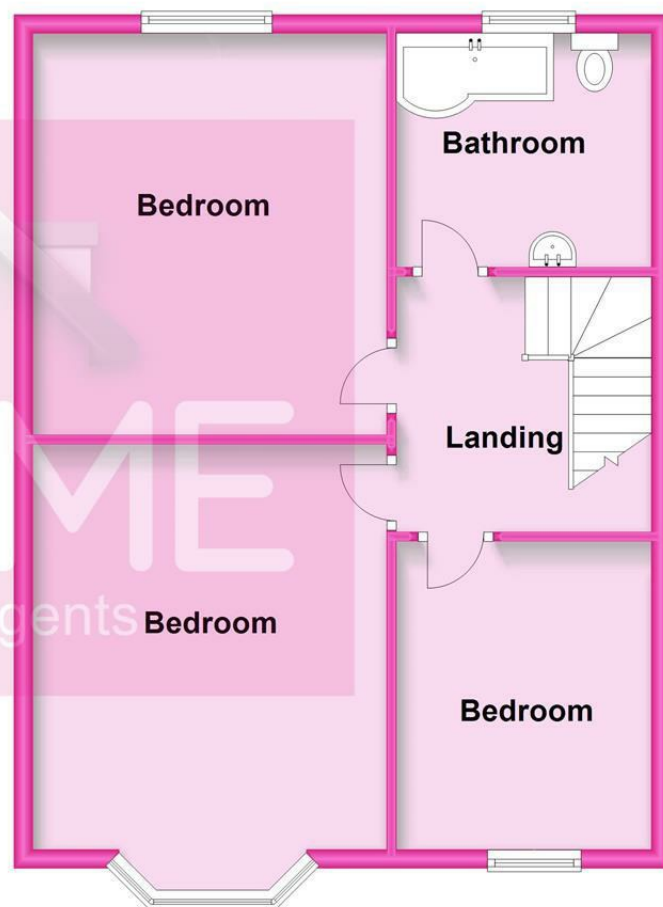
Ground Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



Total area: approx. 115.9 sq. metres (1247.3 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