



5 Enfield Close Eccles Manchester M30 0YB

25% Shared ownership £43,750

25% SHARED OWNERSHIP PROPERTY! VIRTUAL VIEWING AVAILABLE! HOME ESTATE AGENTS are privileged to offer for sale the opportunity to purchase this modern, three bedroom mid terrace property offered on a 25% shared ownership basis. Located on the newly constructed "Enfield Close" which backs onto and has views at the rear of The Bridgewater canal the property comprises hallway, lounge, open plan kitchen/diner, downstairs W/C, shaped landing with storage, three bedrooms and a fitted three piece bathroom suite. The property boasts gas central heated and double glazing. Externally to the front there is off road parking and bin store area whilst to the rear there is a lawn garden with seating area. Ideally positioned close to The Trafford Center and public transport links to Eccles Two Centre the property is excellently positioned for commuters. We are advised that the property has a monthly rent, ground rent and service charge of approx £293.00 per calendar month. A perfect first time HOME! Call HOME on 01617898383 to view!

- 25% SHARED OWNERSHIP!
- Lounge with feature window
- Master with "Juliette" balcony overlooking the canal
- Modern three bedroom terrace property
- Open plan kitchen/diner
- Modern fitted bathroom
- Hallway
- Three bedrooms
- Downstairs W/C



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway

Door to front, uPVC double glazed window to front, stairs to first floor and storage.

Lounge 12'3 x 13'4 (3.73m x 4.06m)

uPVC double glazed window to front, television point, double panel radiator and under stairs storage.

Kitchen/Diner 17'0 x 12'4 (5.18m x 3.76m)

Fitted with modern wall and base units, roll edge worktops, sink units, gas hob and electric oven, space for washing machine, space for fridge freezer and tiled to complement. uPVC double glazed window to rear and uPVC double glazed french doors to rear.

Downstairs W/C 5'8 x 4'6 (1.73m x 1.37m)

Fitted with low level W/C and pedestal wash hand basin.

Shaped landing

Single panel radiator, open balustrade, built in storage and loft hatch. We are advised that the loft is boarded for storage.

Bedroom One 12'8 x 9'7 (3.86m x 2.92m)

uPVC double glazed "Juliette" balcony to the rear with views over the canal, single panel radiator and television point.

Bedroom Two 12'4 x 9'6 (3.76m x 2.90m)

uPVC double glazed window to front, single panel radiator and television point.

Bedroom Three 8'8 x 8'0 (2.64m x 2.44m)

uPVC double glazed window to front and single panel radiator.

Bathroom 6'4 x 6'9 (1.93m x 2.06m)

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

Tenure and shared ownership details

The property is being offered for purchase on a 25% shared ownership basis. There is a monthly rent, ground rent and service charge payable of £293.00 per calendar month. The lease was granted for an initial 125 years.

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.

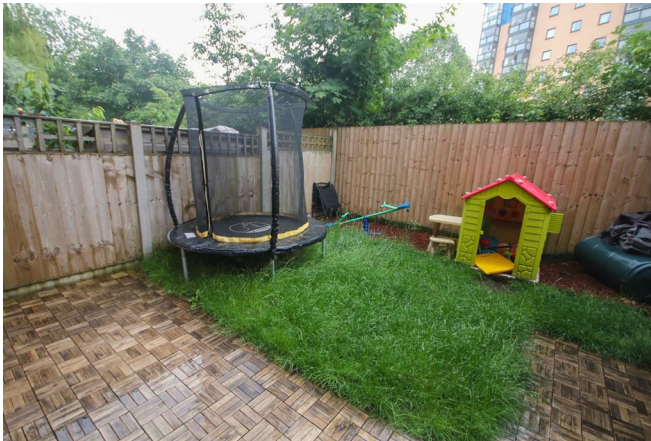


LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

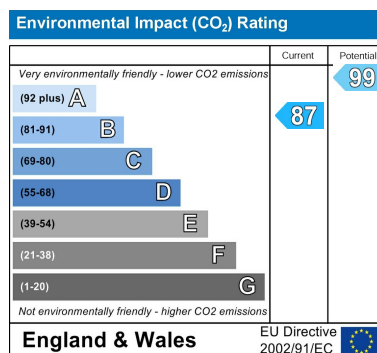
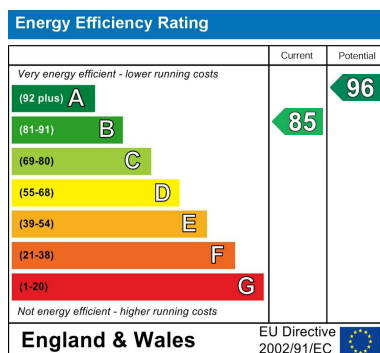


LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monston - 9262084 Urmston - 04331861 Stretford - 08259553