



19 Foxhill Road Eccles Manchester M30 7PR

Offers in excess of £170,000

NO VENDOR CHAIN! AMAZING REAR GARDEN! HOME ESTATE AGENTS are delighted to offer for sale this much loved and extended three bedroom end terrace property. The property comprises hallway, lounge, downstairs wet room, modern fitted kitchen, dining room, shaped landing, three bedrooms, two piece bathroom suite and separate W/C. The property offers double glazing and is gas central heated. We are advised that the property was reroofed approx. 15 years ago and was repointed at a similar time. Externally to the front, the property overlooks a green area whilst to the rear there is a sizeable garden with paved patio area which has the added benefit of overlooking the school playing fields to the rear also. Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- NO VENDOR CHAIN!
- Three bedroom end terrace
- Fitted bathroom with separate W/C
- Close to the Trafford Centre!
- GREAT GARDEN TO THE REAR!
- Hallway
- Modern fitted kitchen
- Not overlooked
- Downstairs wet room
- Lounge and Dining room



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Hallway

uPVC double glazed door to front, stairs to the front and double panel radiator.

Lounge 13'9 x 11'5 (4.19m x 3.48m)

uPVC double glazed window to front, feature fire surround and living flame gas, television point and double panel radiator.

Dining room 10'6 x 9'7 (3.20m x 2.92m)

uPVC double glazed window to the rear and single panel radiator.

Downstairs wetroom 7'5 x 6'6 (2.26m x 1.98m)

Extended in approx. 2015 to create a downstairs wet room with electric shower, W/C and pedestal was hand basin. uPVC double glazed window to the front and rear.

Kitchen 10'3 x 9'7 (3.12m x 2.92m)

Shaped landing

Open balustrade and loft access.

Bedroom One 13'7 x 11'1 (4.14m x 3.38m)

uPVC double glazed window to the rear, storage cupboard and single panel radiator.

Bedroom Two 13'7 x 10'1 (4.14m x 3.07m)

uPVC double glazed window to front and single panel radiator.

Bedroom Three 9'2 x 7'0 (2.79m x 2.13m)

uPVC double glazed window to front, storage cupboard and single panel radiator.

Bathroom 5'5 x 4'8 (1.65m x 1.42m)

Panelled bath with with shower over and sink unit. Tiled to complement and uPVC double glazed window to the rear.

W/C 5'7 x 2'6 (1.70m x 0.76m)

Fitted with low level W/C and uPVC double glazed window to the side.

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 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. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.

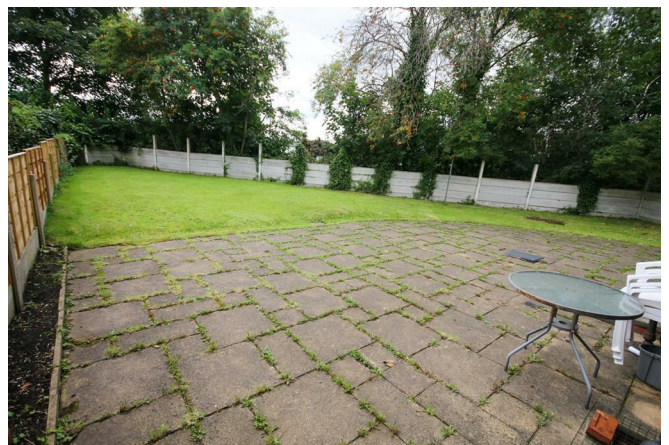


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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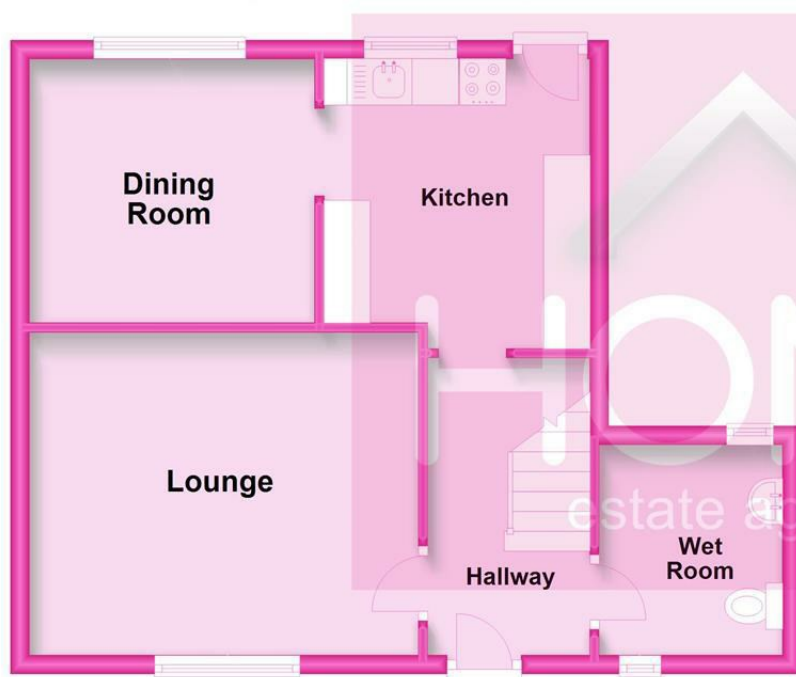
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Ground Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



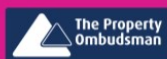
Total area: approx. 82.3 sq. metres (886.2 sq. feet)

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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