

Urmston Office

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Stretford Office

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87 Argosy Drive Eccles Manchester M30 7NE
£80,000

GROUND FLOOR FLAT WITH OWN OUTDOOR SPACE! HOME ESTATE AGENTS are delighted to offer for sale this well proportioned two double bedroom ground floor flat which has the added benefit of its own outdoor paved area. Accommodation comprises from hallway, lounge, modern fitted kitchen, two double bedrooms and a fitted wet room. The property offers gas central heating and double glazing. Externally there are communal gardens and the added bonus of a private, paved patio area. Offered with NO VENDOR CHAIN we feel the property would make either a great downsize property or buy to let! Call HOME on 01617898383 to arrange your viewing!

- GROUND FLOOR FLAT!
- Hallway
- Fitted wet room
- Close to M60 motorway links!
- PRIVATE OUTDOOR AREA!
- Lounge
- Spacious accommodation
- Two double bedrooms
- Modern fitted kitchen
- Parking available

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Hallway

Built in storage, wood effect flooring and utility cupboards

Lounge 16'3 x 11'6 (4.95m x 3.51m)

uPVC double glazed window, wood effect flooring and single panel radiator

Kitchen 10'3 x 8'4 (3.12m x 2.54m)

Fitted with modern wall and base units, sink unit, electric oven and hob, wood effect flooring, space for fridge freezer and space for washing machine. uPVC double glazed door to rear.

Bedroom One 12'2 x 12'0 (3.71m x 3.66m)

uPVC double glazed window, wood effect flooring, built in storage and single panel radiator

Bedroom Two 13'1 x 9'9 (3.99m x 2.97m)

uPVC double glazed window, wood effect flooring and single panel radiator

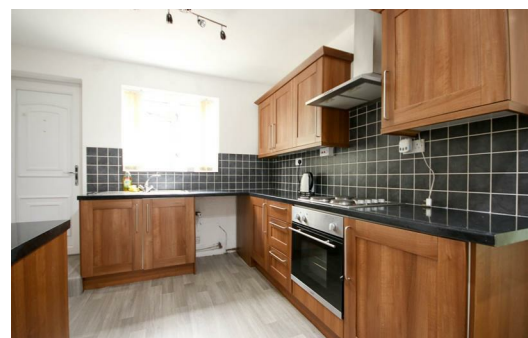
Shower room 5'9 x 6'2 (1.75m x 1.88m)

Fitted with a wet room style shower room. Low level W/C, pedestal wash hand basin and shower. Tiled to complement and uPVC double glazed opaque window.

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.



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



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Ground Floor

Approx. 69.6 sq. metres (748.9 sq. feet)



Total area: approx. 69.6 sq. metres (748.9 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	



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