

**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



**29 Bindloss Avenue Eccles Manchester M30 0DT**  
**£290,000**

**NO VENDOR CHAIN!** HOME ESTATE AGENTS are privileged to offer for sale this much improved three bedroom semi detached which is positioned on a popular cul de sac location within easy access to Eccles, Salford Royal Hospital and the motorway links to Manchester and Liverpool. The property offers porch, hallway, bay-fronted lounge, dining room, extended kitchen, conservatory, downstairs shower room, shaped landing, three bedrooms and a fitted shower room. The property offers double glazing and gas central heating. Externally there is a driveway for off road parking leading to a storage garage, garden to the front and a private garden to the rear with paved patio area and lawn garden area. Ideally offered with **NO VENDOR CHAIN!** Call HOME on 01617898383 to view!

- OFFERED WITH NO VENDOR CHAIN!
- Bay-fronted lounge
- Downstairs shower room
- Popular Cul de sac location!
- Extended three bedroom semi detached
- Dining room
- Extended kitchen/diner
- Porch and hallway
- Conservatory
- Off road parking, storage garage and gardens front and rear



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**Porch 8'0 x 2'6 (2.44m x 0.76m)**

**Hallway 14'5 x 7'4 (4.39m x 2.24m)**

**Lounge 13'5 x 11'2 (4.09m x 3.40m)**

**Dining room 13'0 x 11'2 (3.96m x 3.40m)**

**Conservatory 10'3 x 9'3 (3.12m x 2.82m)**

**Kitchen 13'3 x 9'0 (4.04m x 2.74m)**

**Downstairs shower room 5'7 x 5'0  
(1.70m x 1.52m)**

**Shaped landing**

**Bedroom One 16'1 x 10'2 (4.90m x 3.10m)**

**Bedroom Two 10'7 x 10'2 (3.23m x 3.10m)**

**Bedroom Three 7'9 x 7'3 (2.36m x 2.21m)**

**Shower room 7'2 x 6'5 (2.18m x 1.96m)**

#### **Sales info**

We are advised that the property is leasehold. We are advised that the length of the lease was granted for 998 years commencing 1836. There is an annual ground rent payable of £8.00.

We are advised that the current council tax band is band C.

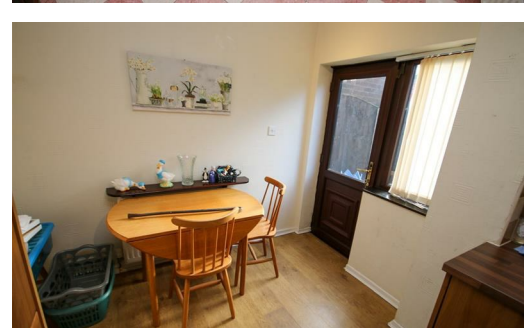
The current EPC rating is TBC.

#### **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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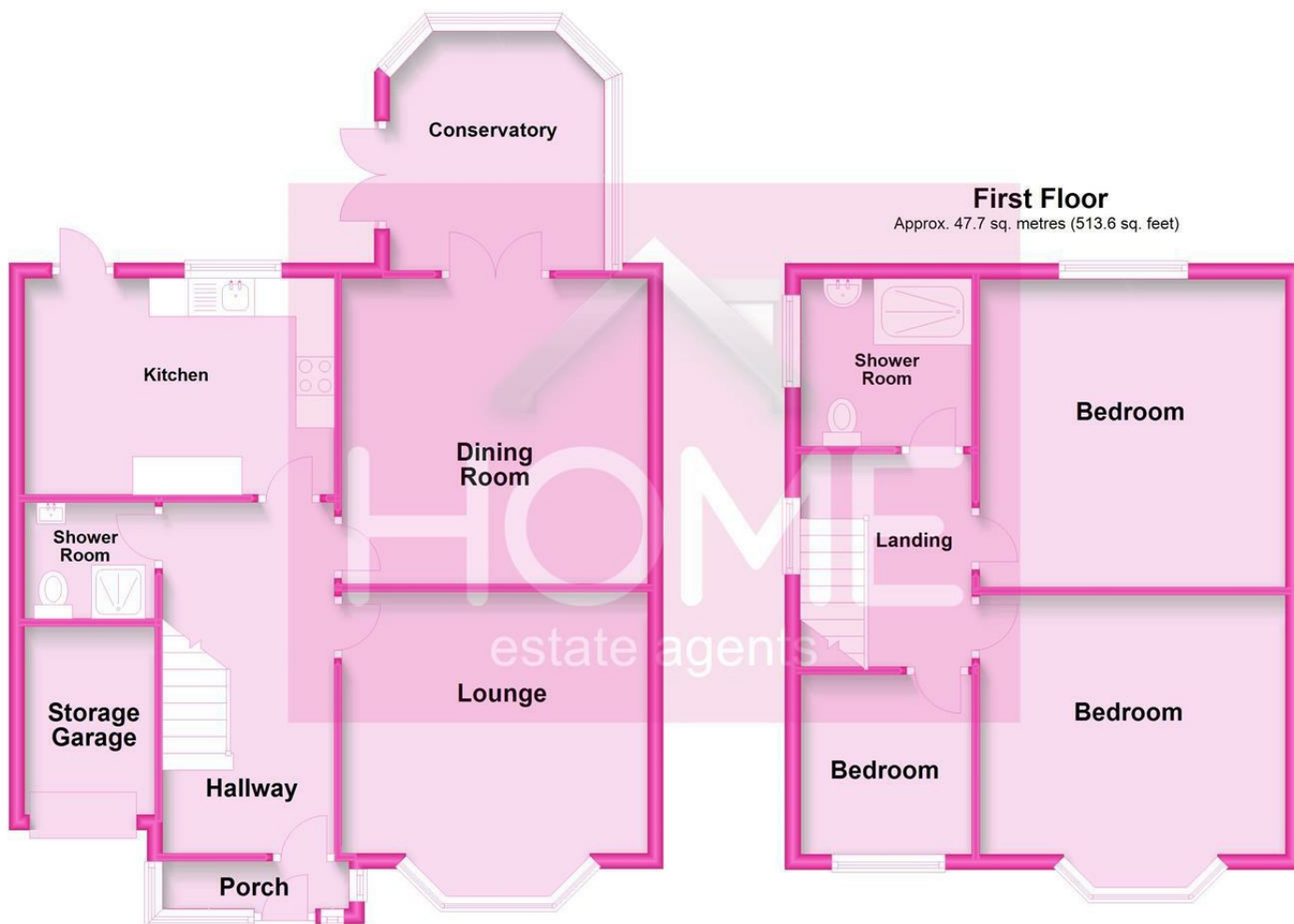
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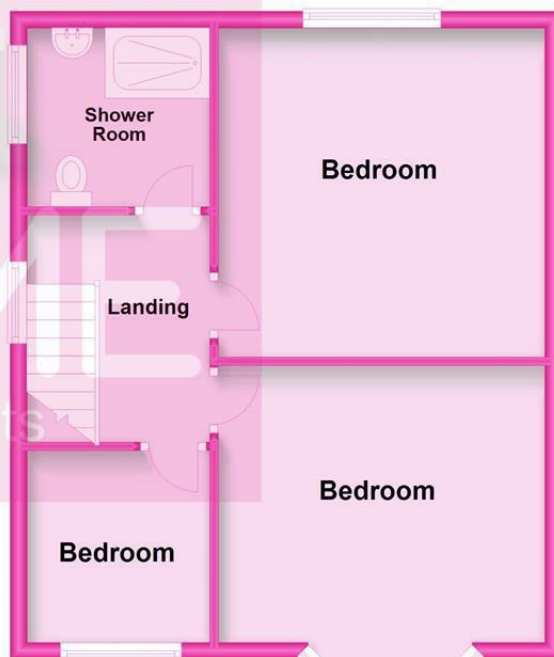
## Ground Floor

Approx. 70.8 sq. metres (762.1 sq. feet)



## First Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



Total area: approx. 118.5 sq. metres (1275.7 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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