



50 Ashbourne Road Eccles Manchester M30 0HW

£290,000

WOW, WOW & WOW! AVAILABLE WITH NO VENDOR CHAIN! HOME ESTATE AGENTS are thrilled to offer for sale this re-furbished three bedroom (plus loft room) end terrace property located in a popular Eccles location. Having been recently renovated to a high standard throughout the property now boasts hallway, lounge, dining room, stunning fitted kitchen with breakfast bar area, utility room, downstairs W/C, three generous bedrooms, beautifully appointed shower room and further loft room. The loft room is accessed via a fixed stairs case and would make a perfect home office or play room. The property offers double glazing and gas central heating. Externally there is a paved palisade to the front whilst to the rear there is a paved patio garden area. If you are looking for spacious, modern accommodation you do not want to miss this one! Call HOME On 01617898383 to arrange your viewing!

- NO VENDOR CHAIN!
- RE-FURBISHED END TERRACE (Approx. 2 years ago)
- Stunning throughout
- Hallway
- Lounge and archway to dining room
- Utility room and downstairs W/C
- Three generous bedrooms
- Useful loft room with fixed staircase - perfect for a home office
- Modern fitted kitchen
- Modern shower room



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Hallway

Lounge 15'0 x 11'5 (4.57m x 3.48m)

Dining room 15'8 x 12'2 (4.78m x 3.71m)

Kitchen 14'8 x 8'9 (4.47m x 2.67m)

Utility room 8'5 x 4'9 (2.57m x 1.45m)

Downstairs W.C 8'4 x 3'5 (2.54m x 1.04m)

Shaped landing

Bedroom One 15'3 x 12'2 (4.65m x 3.71m)

Bedroom Two 12'7 x 9'9 (3.84m x 2.97m)

Bedroom Three 8'9 x 8'5 (2.67m x 2.57m)

Bathroom 5'8 x 5'8 (1.73m x 1.73m)

Loft room 15'4 x 12'5 (4.67m x 3.78m)

Sales info

We are advised that the property is leasehold. We are advised that the lease was granted for 999 years commencing 1907. There is an annual ground rent of approx.. £4.00.

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

The current EPC rating is E.

IMPORTANT INFORMATION -

By law, we are required to conduct

anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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

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 and floorplans are approximate and are for illustration only.

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 and evidence

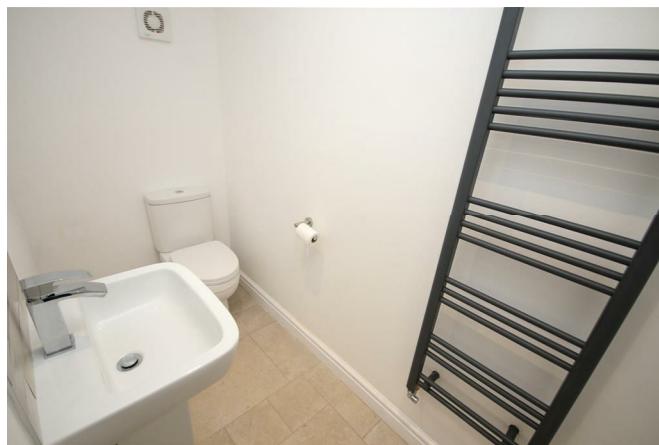


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Company Registration numbers: Merton - 9262084 Urmston - 04331861 Stretford - 08259553



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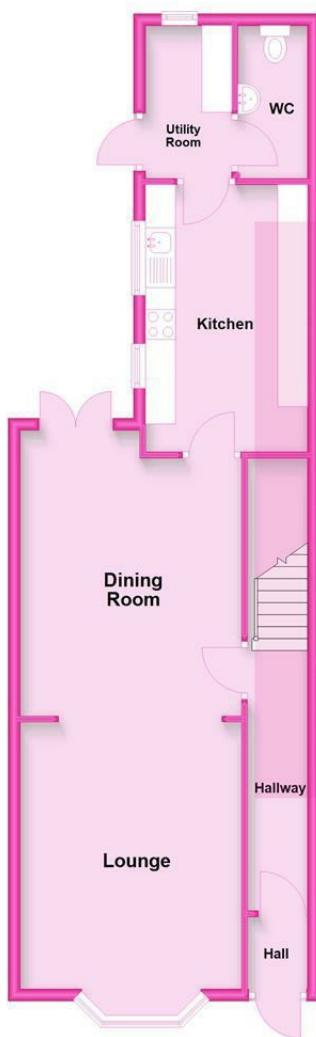
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Ground Floor

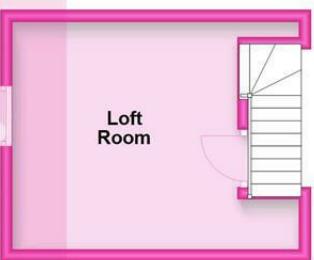
Approx. 63.3 sq. metres (681.3 sq. feet)

**First Floor**

Approx. 55.9 sq. metres (601.5 sq. feet)

**Second Floor**

Approx. 15.5 sq. metres (166.9 sq. feet)



Total area: approx. 134.7 sq. metres (1449.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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