



## 7 Tindall Street Eccles Manchester M30 7DF

### Offers over £175,000

OVERLOOKING ALLOTMENTS TO THE REAR! HOME ESTATE AGENTS are pleased to offer for sale this good size, three bedroom terrace property which has the added benefit of off road parking to the front and overlooking allotments to the rear. The property offers hallway, lounge, dining/sitting room, fitted kitchen, shaped landing, three generous bedrooms and a fitted bathroom. The property offers double glazing and gas central heating. Externally there is a front garden with ample off road parking whilst to the rear there is a mainly paved garden with brick built outhouse. The property is excellently located close to the M60 motorway network with easy access to Manchester, Eccles, Irlam and the Trafford Centre. Call HOME on 01617898383 to view!

- OVERLOOKING ALLOTMENTS TO THE REAR!
- Lounge
- Three good size bedrooms
- Off road parking and garden to the front!
- Three bedroom terrace property
- Sitting/dining room
- Fitted bathroom suite
- Hallway
- Fitted kitchen
- Garden to the rear



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**Hallway 11'7 x 5'9 (3.53m x 1.75m)**

Door to front, stairs to the first floor and wood effect flooring.

**Lounge 13'5 x 11'7 (4.09m x 3.53m)**

Sliding patio door to the rear, television point, feature fire surround and wood effect flooring.

**Sitting/dining room 10'6 x 9'8 (3.20m x 2.95m)**

uPVC double glazed window to the front, television point, wood effect flooring and archway to the kitchen.

**Kitchen 9'8 x 9'0 (2.95m x 2.74m)**

Fitted with wall and base units, roll edge work tops, sink unit, space for washing machine, tiled to complement, space for fridge freezer, single panel radiator, extractor fan and wall mounted boiler. Door to the rear and uPVC double glazed window to the rear.

**Shaped landing**

uPVC double glazed window to the front and exposed wooden flooring.

**Bedroom One 12'1 x 9'4 (3.68m x 2.84m)**

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

**Bedroom Two 12'3 x 12'1 (3.73m x 3.68m)**

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

**Bedroom Three 9'2 x 8'4 (2.79m x 2.54m)**

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

**Bathroom 7'5 x 7'1 (2.26m x 2.16m)**

Fitted with low level W/C, pedestal wash hand basin and panelled bath. Tiled to complement, single panel radiator and two uPVC double glazed window to the front.

**Sales info**

We are advised that the property is Freehold.

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

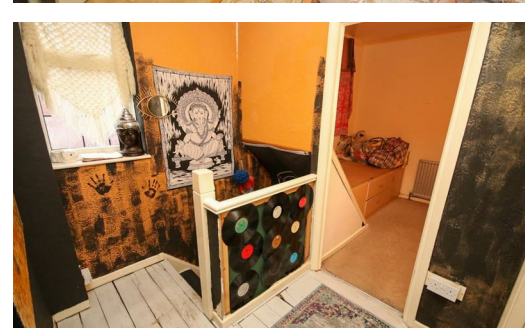
The current EPC rating is C.

**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.

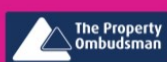
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal 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 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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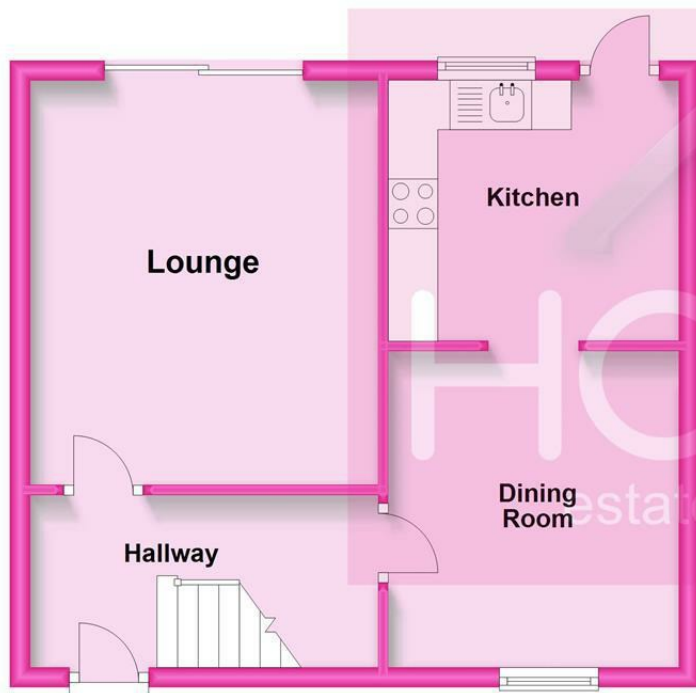


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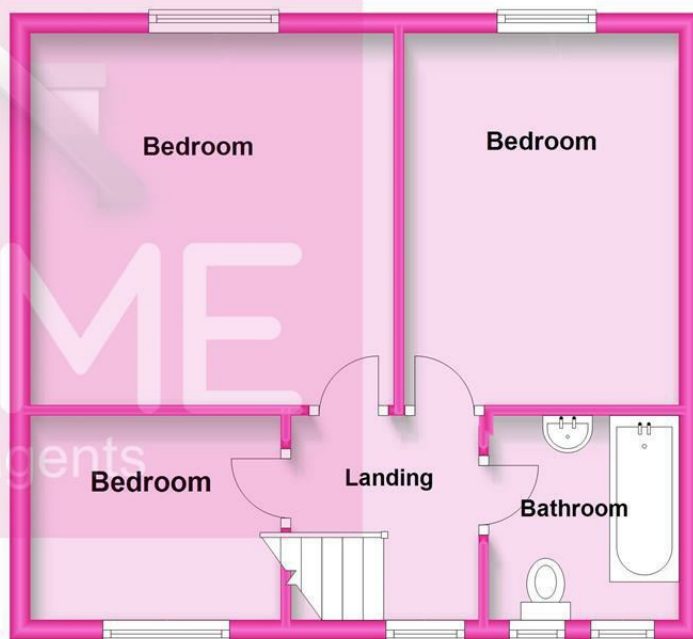
## Ground Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 77.7 sq. metres (836.7 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		
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