



266 Bridgewater View Anson Street Eccles Manchester M30 8HH

£82,500

PUBLIC NOTICE - PROPERTY ADDRESS - Flat 266 Bridgewater View, Anson Street, Eccles, M30 8HH. We are acting in the sale of the above property and have received an offer of £81,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. The Energy Performance Certificate Rating is B. OFFERED WITH NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this second floor, two bedroom flat located in a modern building. Being situated close to the Bridgewater canal and within a short walk to Monton the property is ideally positioned for local amenities! The properties accommodation comprises from hallway, open plan lounge/dining/kitchen, two bedrooms and a fitted bathroom suite. The property offers double glazing and is heated via electric heaters. The flat is situated to the second floor and is to the rear of the development accessed via a secure entrance gate and intercom system. Offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- NO VENDOR CHAIN!
- Open plan living
- Double glazing
- Two bedroom, second floor flat
- Lounge/Dining area and kitchen
- Fitted bathroom suite
- Hallway
- Electric heaters
- Close to Monton and The Bridgewater canal
- Secure, gated development

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Hallway

Door to communal hallway and storage

Open plan lounge/dining/kitchen 28'8 x 19'2 (to widest points) (8.74m x 5.84m (to widest points))

A lounge, dining area and fitted kitchen for open plan living. Windows to the rear and electric heater. The kitchen comprises from fitted wall and base units, roll edge worktops, sink unit and electric hob and oven. Space for washing machine and fridge freezer.

Bedroom One 18'4 x 7'7 (5.59m x 2.31m)

uPVC double glazed window to rear and electric heater

Bedroom Two 10'4 x 10'3 (to widest points) (3.15m x 3.12m (to widest points))

uPVC double glazed window to rear and electric heater

Bathroom 6'4 x 9'9 (1.93m x 2.97m)

Three peice bathroom suite comprising from low level W/C, pedestal wash hand basin and paneled bath. Ceiling spotlights, tiled to complement and ladder style radiator

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 Mon-ton - 9262084 Urm-ston - 04331861 Stret-tord - 08259553



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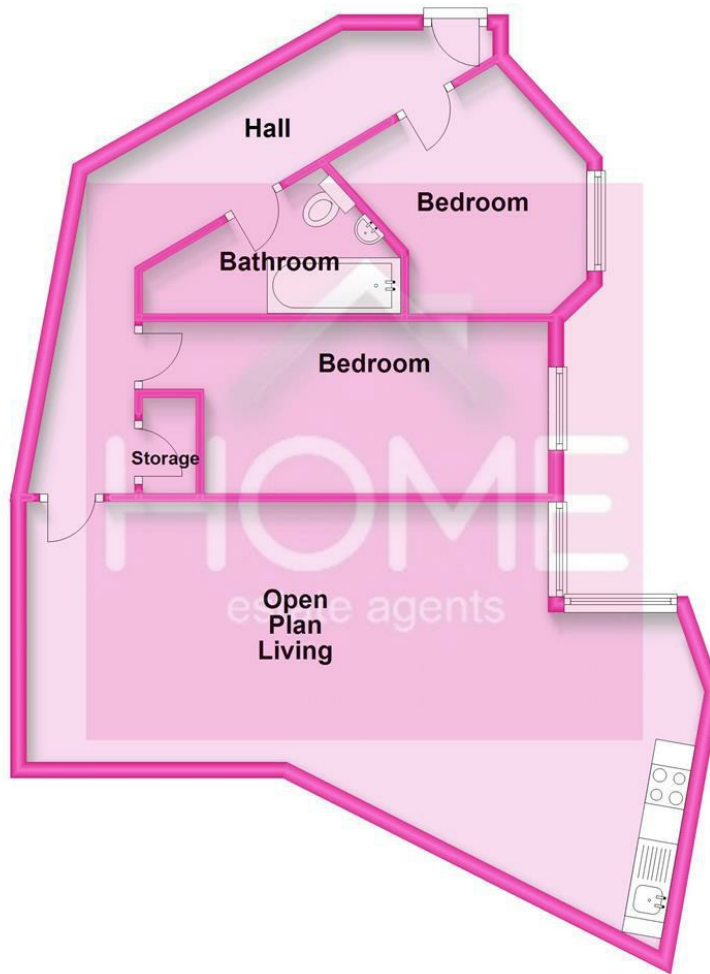
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Ground Floor

Approx. 68.4 sq. metres (735.8 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 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		
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Not environmentally friendly - higher CO ₂ emissions		
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