

Monton Office

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29 Matlock Street Eccles M30 7HG
£190,000

AVAILABLE WITH NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this spacious and modern two double bedroom end terrace property located in a popular area! Located close to the Trafford Center and transport links to Eccles, Manchester and Urmston the property is ideally positioned. The property comprises from lounge, dining room, fitted kitchen, shaped landing, two double bedrooms and a spacious first floor fitted bathroom suite. The property is gas central heated and double glazed throughout. Externally there is a yard to both the front and rear. Available with NO VENDOR CHAIN! Call HOME on 01617898383 to arrange your viewing.

- AVAILABLE WITH NO VENDOR CHAIN!
- Dining room
- Two good size bedrooms
- Close to the Trafford Center
- Two bedroom end terrace property
- Modern fitted kitchen
- Yard to the rear
- Lounge
- Great size fitted bathroom
- Popular Eccles area

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Lounge 12'4 x 10'9 (3.76m x 3.28m)

Dining room 14'9 x 12'6 (4.50m x 3.81m)

Kitchen 14'1 x 7'3 (4.29m x 2.21m)

Shaped landing 14'9 x 2'7 (4.50m x 0.79m)

Bedroom One 12'5 x 10'9 (3.78m x 3.28m)

Bedroom Two 11'9 x 9'2 (3.58m x 2.79m)

Bathroom 9'0 x 7'3 (2.74m x 2.21m)

Sales information

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 D.



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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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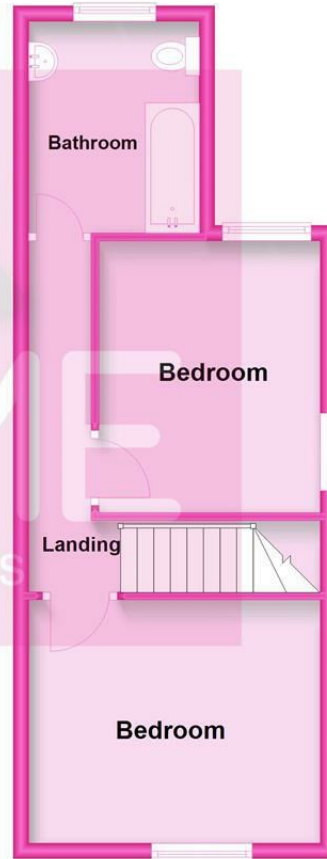
Ground Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



Total area: approx. 75.0 sq. metres (807.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(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			50
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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