



66 Hardy Street Eccles Manchester M30 7NB

Offers over £200,000

POPULAR "PEEL GREEN" AREA! HOME ESTATE AGENTS are pleased to offer for sale this well presented family home to the market. Originally believed to have been constructed to a larger scale than other properties situated on the road, this well maintained property boasts entrance hallway, dining room, lounge with French doors to the rear, fitted breakfast kitchen, shaped landing, three bedrooms and fitted contemporary four piece bathroom suite complete with travertine tiling throughout. The property is gas central heated and double glazed throughout. To the front of the property there is an ornate paved palisade whilst to the rear there is a mainly decked yard area with garden shed and decked seating area. Within the catchment for sought-after schooling & close to Port Salford Greenway and local parks. The property would make a fantastic family home and needs to be viewed to be fully appreciated the standard of accommodation on offer. Call HOME on 01617898383 to view!

- POPULAR "PEEL GREEN" LOCATION!
- Through lounge/diner
- Impressive size four piece bathroom suite
- With reach of transport to Eccles and The Trafford Centre!
- Three bedroom terrace property
- Fitted kitchen leading to the rear yard
- Rear yard area with raised decked area
- Hallway
- Three bedrooms
- Close to M60 motorway links



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Hallway

Lounge 11'0 x 12'1 (3.35m x 3.68m)

Dining room 12'5 x 13'3 (3.78m x 4.04m)

Kitchen 12'8 x 9'1 (3.86m x 2.77m)

Shaped landing

Bedroom One 13'8 x 10'3 (4.17m x 3.12m)

Bedroom Two 9'7 x 10'7 (2.92m x 3.23m)

Bedroom Three 8'0 x 6'8 (2.44m x 2.03m)

Bathroom 12'7" x 8'2" (3.84m x 2.49m)

Sales info

We are advised that the property is leasehold. We are advised that there is a 999 year lease with a ground rent of approx. £3.50 per annum.

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

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 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 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.



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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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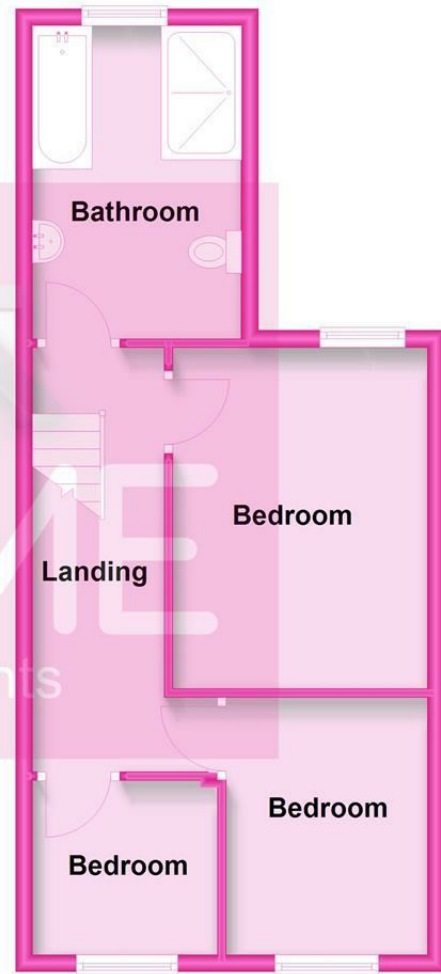
Ground Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



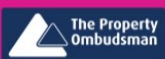
Total area: approx. 84.5 sq. metres (909.0 sq. feet)

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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