



39 Chichester Lane Eccles Manchester M30 8EP

Offers over £300,000

MODERN TOWNHOUSE PROPERTY! HOME ESTATE AGENTS are privileged to offer for sale this modern and spacious four bedroom semi detached townhouse property. With accommodation spanning three floors and offering great size bedrooms an early viewing is highly recommended! To the ground floor the accommodation comprises hallway, lounge, open plan modern kitchen/diner and downstairs W/C. To the first floor there are two of the four bedrooms and a family bathroom whilst to the second floor there is the final two double bedrooms and en-suite to master bedroom. The property offers double glazing and gas central heating. Externally there is a double driveway whilst to the rear there is a recently landscaped garden with paved patio and artificial grass area. Benefitting from overlooking the canal to the front and also being a short car ride or walk to Monton High Street! Call HOME on 01617898383 to view!

- THREE STOREY SEMI DETACHED
- Lounge
- Family bathroom
- Double drive and recently landscaped garden!
- MODERN TOWNHOUSE PROPERTY
- Open plan kitchen/diner
- En-Suite to master bedroom
- Hallway
- Downstairs W/C
- Generous bedroom sizes



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Hallway

uPVC door to front, wood effect flooring and stairs to first floor.

Lounge 12'9 x 11'2 (3.89m x 3.40m)

uPVC double glazed window to front, double panel radiator and television point.

W/C 6'2 x 3'9 (1.88m x 1.14m)

Low level W/C and wall mounted sink.

Kitchen/Diner 14'7 x 13'7 (4.45m x 4.14m)

Fitted with modern wall and base units, roll edge worktops, sink unit, electric hob and gas hob, built in fridge freezer, extractor fan, built in dishwasher, tiled to complement and wood effect flooring. uPVC double glazed window to the rear and uPVC double glazed french doors to the rear.

Utility/Storage

Space for washing machine and further storage area.

First floor landing

Open balustrade, single panel radiator, storage and stairs to the second floor.

Bedroom Two 14'9 x 11'2 (4.50m x 3.40m)

Two uPVC double glazed windows to front, television point, single panel radiator and storage cupboard.

Bedroom Four 8'4 x 7'6 (2.54m x 2.29m)

uPVC double glazed window to rear and single panel radiator.

Bathroom 7'1 x 6'7 (2.16m x 2.01m)

Fitted with three piece bath room suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower over. uPVC double glazed window to rear and double panel radiator.

Second floor landing

Loft access and single panel radiator.

Bedroom One 12'9 x 10'4 (3.89m x 3.15m)

Two uPVC double glazed windows to front, single panel radiator and storage cupboard.

En-Suite 6'8 x 5'2 (2.03m x 1.57m)

Fitted with a three piece shower room suite comprising low level W/C, pedestal wash hand basin and shower cubicle. Tiled to complement and single panel radiator.

Bedroom Three 14'7 x 8'3 (4.45m x 2.51m)

Two uPVC double glazed

Tenure

We are advised that the property is leasehold.

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: Monston - 9262084, Urmston - 04331861, Stretford - 08259553



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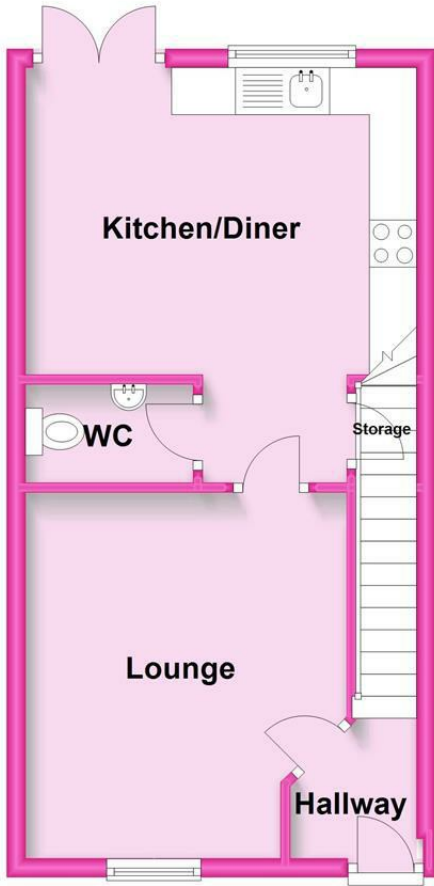
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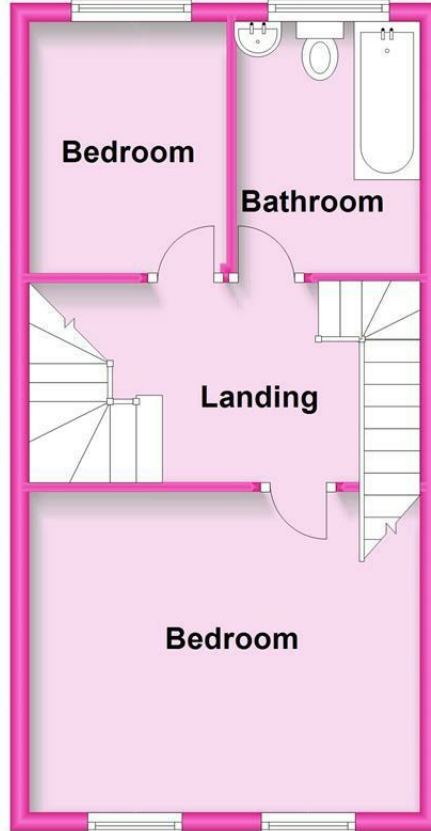
Ground Floor

Approx. 34.9 sq. metres (375.1 sq. feet)



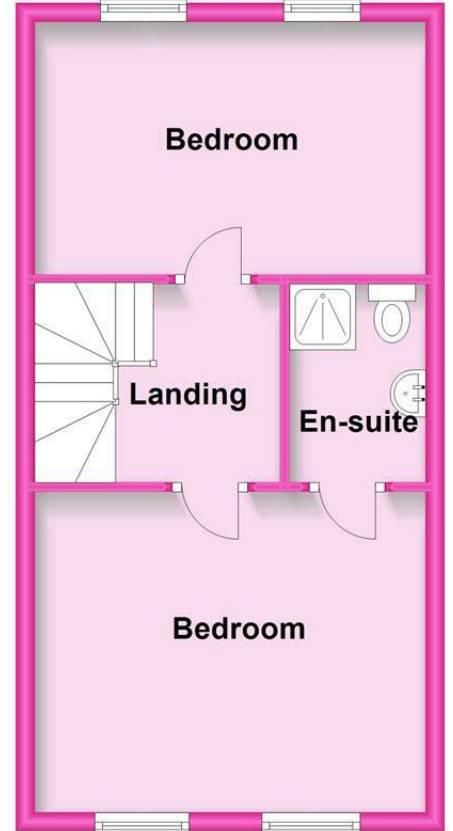
First Floor

Approx. 34.9 sq. metres (375.1 sq. feet)



Second Floor

Approx. 34.9 sq. metres (375.1 sq. feet)



Total area: approx. 104.6 sq. metres (1125.4 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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