



## 10 Clandon Avenue Eccles Manchester M30 7JH

### £260,000

DOUBLE STOREY EXTENSION TO THE SIDE AND REAR! GREAT SIZE FAMILY HOME! HOME ESTATE AGENTS are delighted to offer for sale this much improved and extended semi detached property. Having been extended to both the side and rear with a double storey extension, the property now boasts a great size of accommodation for any family. The accommodation comprises hallway, downstairs W/C, bay-fronted lounge, extended rear lounge, extended breakfast kitchen, shaped landing, four bedrooms and a extended four piece family bathroom suite. The property is double glazed and gas central heated. Externally there is a front garden with driveway and access to the single garage whilst to the rear there is a paved patio area along a lawn garden. The property has the added bonus of not being directly overlooked to the rear and is also situated in a cul de sac position. A must view property to understand the size of accommodation of offer! Call HOME On 01617898383 to arrange your viewing.

- EXTENDED TO THE SIDE AND REAR!
- Bay fronted Lounge
- Four bedrooms
- Off road parking and garage!
- Great size, family home!
- Extended sitting room
- Extended 21ft master bedroom
- Hallway with downstairs W/C
- Extended breakfast kitchen
- Overlooking the School playing fields to the rear



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### Hallway

uPVC double glazed door to front, stairs to first floor, wood effect flooring, double panel radiator and ceiling spotlights.

### W/C

Fitted with W/C and sink unit. Tiled flooring, extractor fan and single panel radiator.

### Lounge 11'5 x 10'8 (3.48m x 3.25m)

uPVC double glazed bay window to front and double panel radiator.

### Extended sitting room 21'1 x 10'9 (6.43m x 3.28m)

uPVC double glazed door to rear, feature fire surround with living flame gas fire, wood effect flooring, two double panel radiators and television point.

### Extended kitchen 16'4 x 10'5 (4.98m x 3.18m)

Fitted with wall and units, roll edge work tops, sink unit, space for fridge freezer, double electric oven, gas hob, integrated dishwasher, wall mounted boiler and breakfast bar. Tiled to complement and tiled flooring. uPVC double glazed window to rear and side. Door to the side and garage.

### Shaped landing

Ceiling spotlights, open balustrade and loft access.

### Bedroom One 21'0 x 9'8 (6.40m x 2.95m)

uPVC double glazed window to rear, double panel radiator, fitted wardrobes for storage and ceiling spotlights.

### Bedroom Two 11'7 x 11'1 (3.53m x 3.38m)

uPVC double glazed bay window to front, single panel radiator and fitted wardrobes for storage.

### Bedroom Three 16'6 x 7'1 (5.03m x 2.16m)

uPVC double glazed windows to front and rear and single panel radiator.

### Bedroom Four 6'9 x 6'5 (2.06m x 1.96m)

uPVC double glazed window to front and single panel radiator.

### Bathroom 14'2 x 6'4 (4.32m x 1.93m)

Fitted with a four piece bathroom suite comprising from low level W/C, pedestal wash hand basin, panelled bath and shower cubicle. uPVC double glazed window to rear, tiled to complement, ladder style radiator and ceiling spotlights.

### Tenure

We are advised that the property is leasehold. We are advised that the term granted is 998 years commencing 1948. There is an annual ground rent of approx. £5.00 per annum payable.

### 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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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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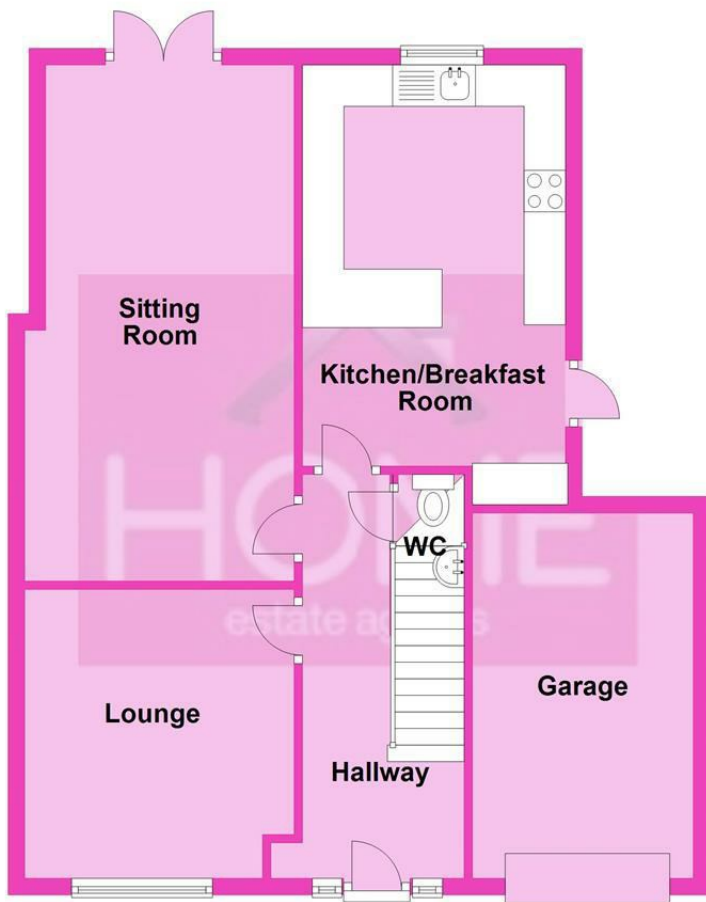
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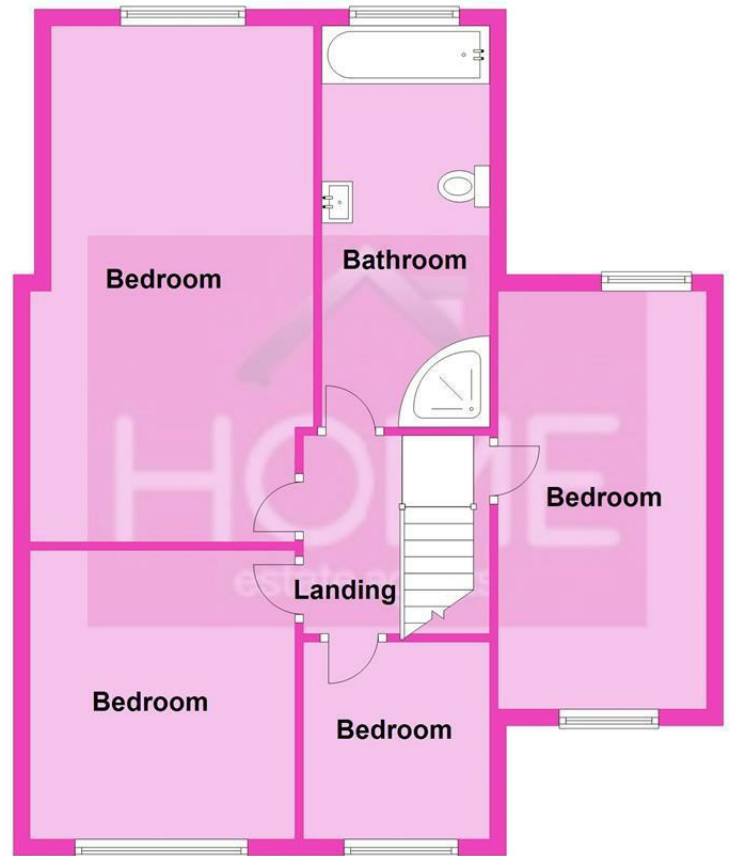
## Ground Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



## First Floor

Approx. 66.8 sq. metres (719.2 sq. feet)



Total area: approx. 124.5 sq. metres (1340.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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