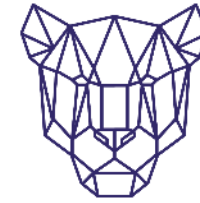
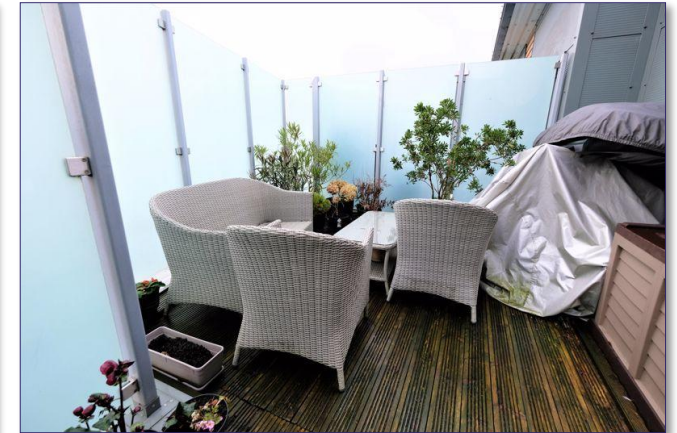


# 39 Eccles Fold, Eccles, M30 0NT

Guide Price - £110,000



**PANTERA  
PROPERTY**



39 Eccles Fold, Eccles, M30 0NT

**Guide Price - £110,000**

- Two-Bedroom Flat
- Room to improve
- Currently Tenanted (£650 PCM)
- Allocated parking
- Balcony
- No Onwards Chain

Contacts:

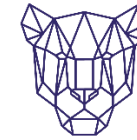
To enquire about this property or for further information, please get in touch with:

George Strachan

0330 118 6610

george@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.



**PANTERA  
PROPERTY**

## DESCRIPTION

Pantera Property offer to the market a two-bedroom top floor flat, providing a allocated parking and a balcony.

The property offers a reception room, kitchen, the house bathroom and two bedrooms.

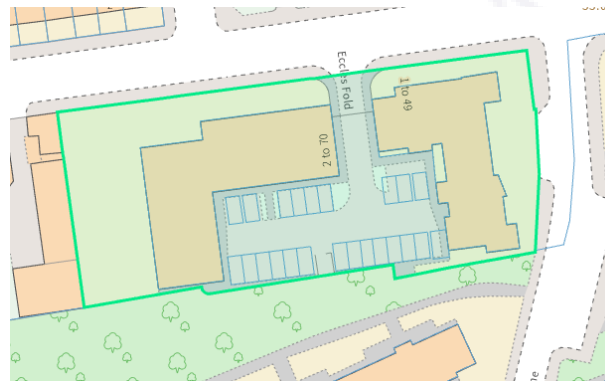
The property is owned on a Leasehold basis with 999 years left on the lease from January 2006, circa 981 years remaining.

## LOCATION

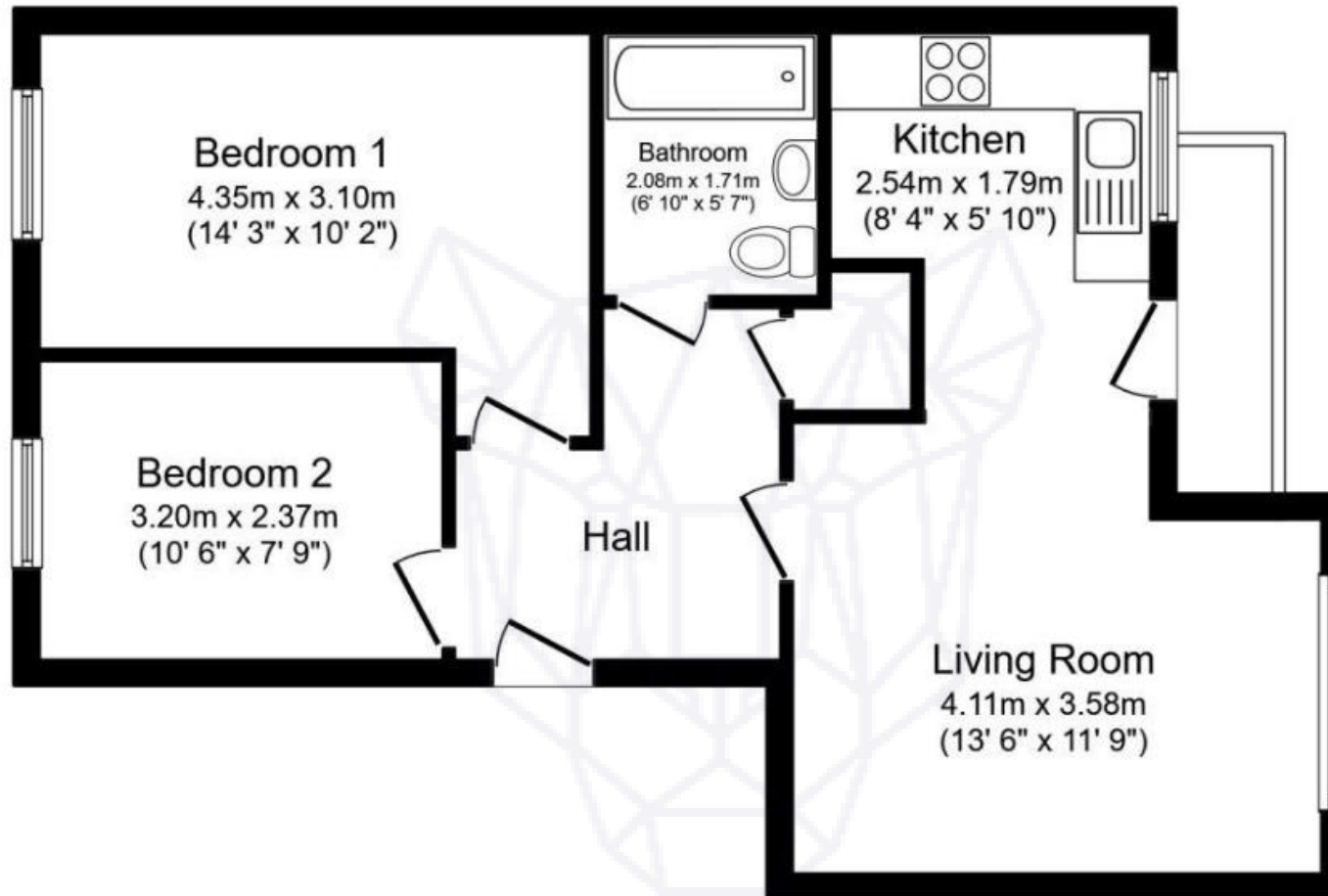
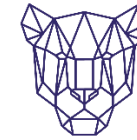
The property is located in Eccles, on Eccles Fold, which can easily be accessed off Chadwick Road. Specifically, the property is situated in a predominately residential area with an extensive range of local amenities within walking distance to include leisure facilities, Eccles railway station, shops, cafes and restaurants.

## VIEWINGS

Please call George at Pantera Property for viewing arrangements.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



## Floor Plan

Total floor area 52.0 sq. m. (560 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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