



**Eames Avenue, Prestolee, Manchester, M26 1HT**

**£179,950**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES REFURBISHMENT AND MODERNISATION, PRICED ACCORDINGLY! (The property is in probate status, however that has been running now for 2 months, so shouldn't hold up the sale too much). A spacious 2 bedroom true bungalow, with a converted loft room, driveway and a garage, located on Eames Avenue in the Prestolee area of Radcliffe in Greater Manchester. Offers excellent transport links, the M60 motorway junction is close by and Kearsley railway station is within walkable distance. Briefly comprises of the following, an entrance lobby, a spacious lounge, kitchen, 2 double sized bedrooms, a family bathroom and a converted loft room with a fixed stairwell. Good sized landscaped garden to the rear. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 944 years left on the lease. The ground rent is 6.25 per annum. The EPC is ordered and will be live on the advert soon.



## ACCOMMODATION

### **Entrance Lobby** 4' 4" x 9' 7" (1.31m x 2.91m)

The entrance lobby to the front of the property.

### **Lounge** 17' 3" x 12' 1" (5.26m x 3.68m)

A spacious lounge to the front of the property. Plenty of space for modern furniture to fit easily. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 8' 8" x 9' 10" (2.65m x 3.0m)

A good sized kitchen to the rear of the property. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

### **Master bedroom** 10' 2" x 11' 4" (3.11m x 3.46m)

A double sized Master bedroom to the rear of the property. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator..

### **Bedroom 2** 9' 11" x 8' 8" (3.01m x 2.63m)

A second double sized bedroom to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 6' 1" x 6' 3" (1.85m x 1.90m)

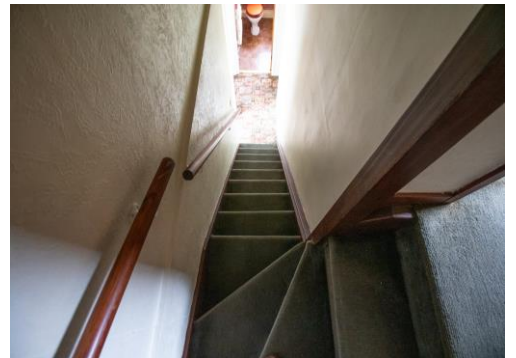
A Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with an electric shower over the bath. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

### **Loft Room (Converted with fixed stairwell)** 16' 0" x 20' 5" (4.87m x 6.22m)

A converted loft room with a fixed stairwell. Fitted with a double glazed velux style window into the roof space.

### **Rear Garden**

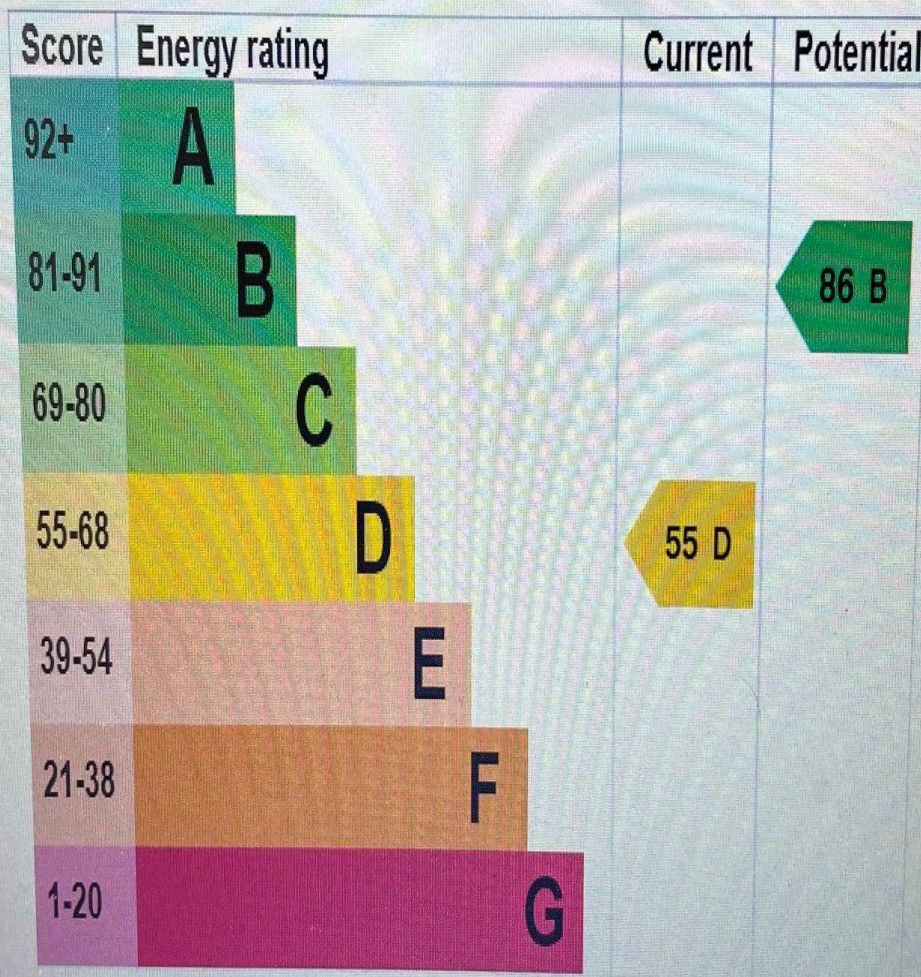
A landscaped garden to the rear of the property. Comes with a patio area and a grass lawn.



# Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

