



Ellesmere Green, Eccles

Manchester



Offers Over £175,000

Ellesmere Green

Eccles, Manchester

Council Tax band: B

Tenure: Leasehold

- Located in the Heart of Monton Village Surrounded by a Plethora of Amenities
- Offered to the Market with No Onward Chain
- Perfect First Time Buy or Investment
- Open Plan Lounge and Dining Space
- Two Bedrooms
- Three Piece Bathroom Suite
- Situated on the First Floor with Lift Access
- Well Kept Communal Gardens and Areas
- Allocated Parking



HILLS



Entrance Hallway

Lounge

15' 2" x 10' 9" (4.62m x 3.28m)

Kitchen

10' 9" x 5' 5" (3.28m x 1.65m)

Bedroom One

13' 1" x 9' 0" (3.99m x 2.74m)

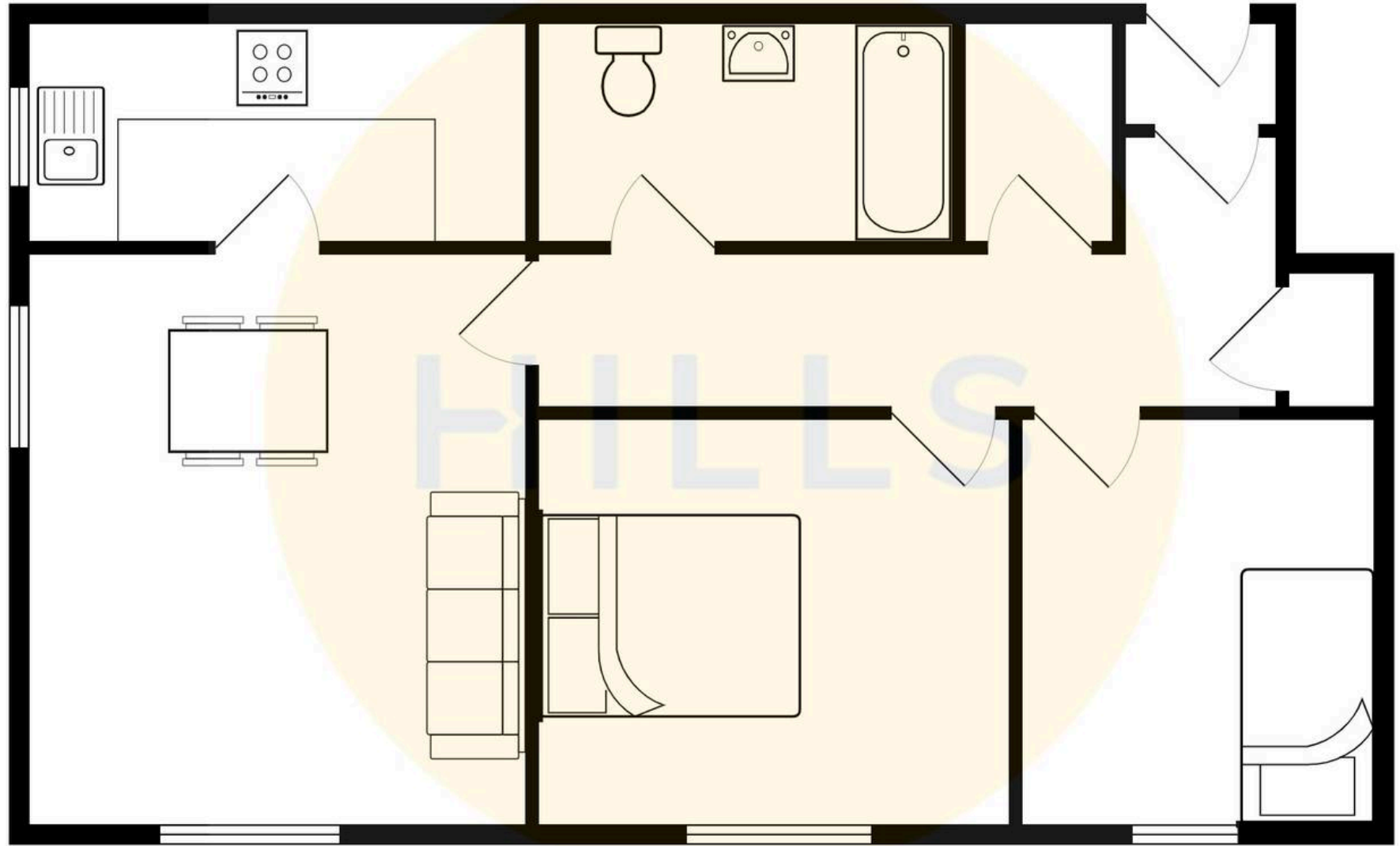
Bedroom Two

11' 2" x 7' 0" (3.40m x 2.13m)

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)







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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.