

**Urmston Office**

0161 747 1177  
1 Crofts Bank Road, Urmston  
M41 0TZ  
🐦 @homeinurmston

**Stretford Office**

0161 871 3939  
145 Barton Road, Stretford  
M32 8DN  
🐦 @homeinstretford

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
🐦 @homeinmonton



**3 Preston Avenue Eccles Manchester M30 0DZ**  
**Offers over £325,000**

CUL DE SAC POSITION! NO VENDOR CHAIN! HOME ESTATE AGENTS are thrilled to offer for sale this three bedroom detached property which is located in this popular cul de sac position. The property, which is with easy reach of Salford Royal Hospital, the M602 motorway links to Manchester along with being positioned within a short walk to either Eccles or Monton, comprises hallway, entrance W/C, lounge with open stairs to the first floor, open plan recently fitted kitchen/diner, shaped landing, three bedrooms and three piece bathroom suite. The property offers double glazing and gas central heating. To the front of the property there is a lawn garden and ample off road parking in the form of a driveway to the side which leads to a detached single garage to the rear. To the rear there is a private garden with paved patio and lawn garden along with side access to the garage. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to arrange your viewing!

- CUL DE SAC POSITION!
- Hallway with downstairs W/C
- Three bedrooms
- Private garden to the rear!
- CLOSE TO SALFORD ROYAL HOSPITAL
- Lounge
- Fitted family bathroom suite
- Three bedroom detached property
- Open plan kitchen/diner
- Ample off road parking and garage



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### Hallway

uPVC double glazed door to front, wood effect flooring, double panel radiator and storage cupboard.

### Downstairs W/C 4'7 x 4'3 (1.40m x 1.30m)

Fitted with low level W/C, pedestal wash hand basin and bidet. Fully tiled and uPVC double glazed window to the rear.

### Lounge 17'1 x 16'7 (5.21m x 5.05m)

uPVC double glazed window to the front, wood effect flooring, television point, double panel radiator and feature fire surround with fire.

### Open plan kitchen/diner 16'6 x 11'3 (5.03m x 3.43m)

Recently fitted with modern wall and base units, roll edge worktops, sink unit, breakfast bar, space for washing machine, space for American fridge freezer, extractor fan, tiled to complement, tiled flooring, spotlights and extractor fan. uPVC double glazed window to the rear and uPVC double glazed sliding door to the rear.

### Shaped landing

uPVC double glazed door to the side and loft access.

### Bedroom One 14'0 x 9'7 (4.27m x 2.92m)

uPVC double glazed window to the front, double panel radiator, fitted wardrobe and storage cupboard.

### Bedroom Two 11'4 x 9'6 (3.45m x 2.90m)

uPVC double glazed window to the rear, wood effect flooring, single panel radiator and fitted wardrobe.

### Bedroom Three 11'5 x 6'8 (3.48m x 2.03m)

uPVC double glazed window to the front, single panel radiator and built in storage cupboard.

### Bathroom 8'0 x 6'8 (2.44m x 2.03m)

Fitted with four piece bathroom suite comprising low level W/C, pedestal wash hand basin, panelled bath and shower cubicle. Tiled to complement and flooring, uPVC double glazed window to the rear and single panel radiator.

### Sales info

We are advised that the property is leasehold. We are advised that the initial term of the lease was granted for 900 years (less 12 days) from 30 June 1907.

We are advised that the current council tax band is band D.

The current EPC rating is TBC.

### 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. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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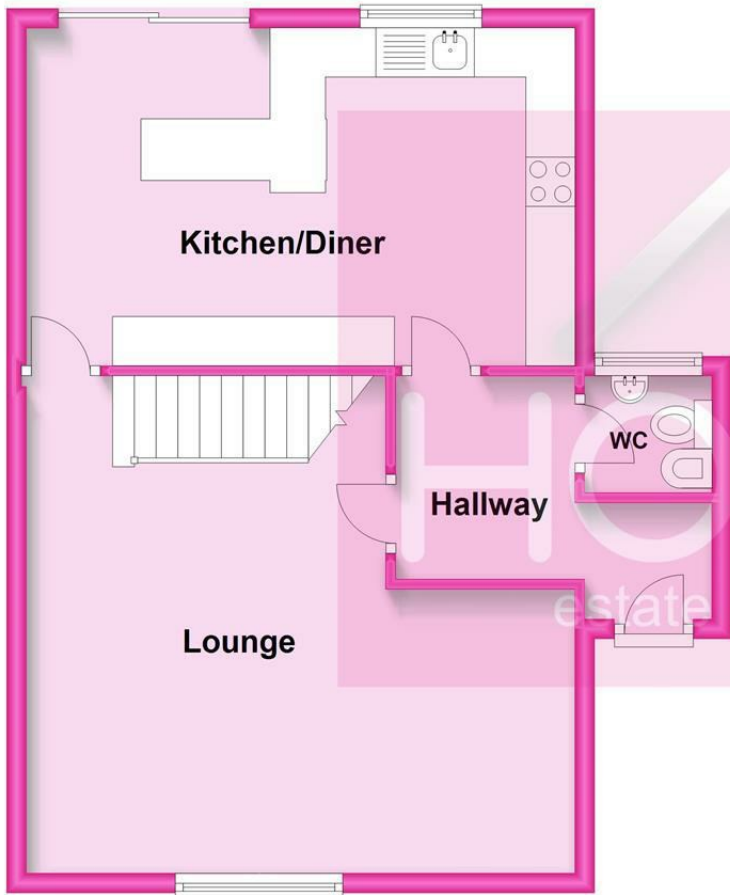
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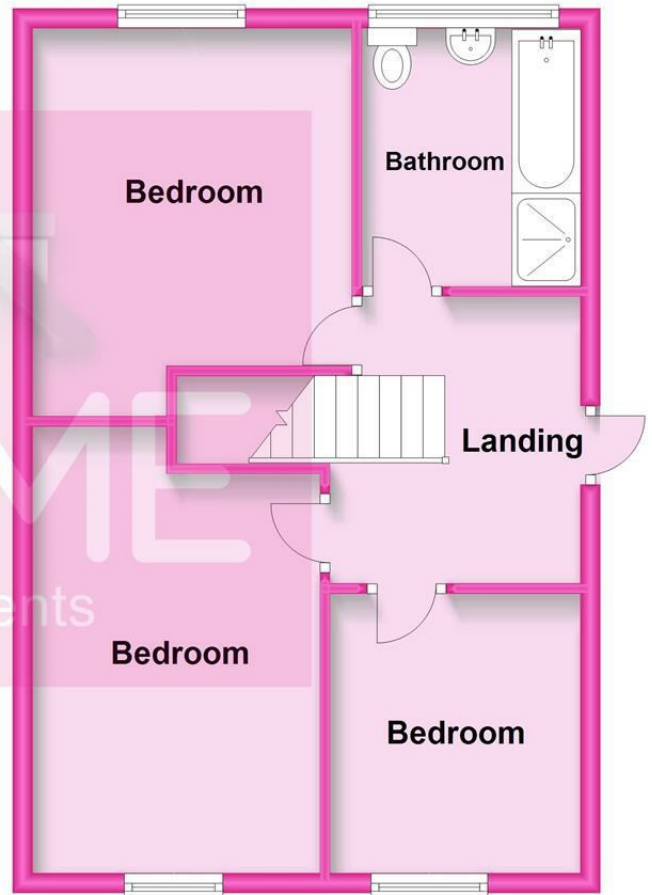
## Ground Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



## First Floor

Approx. 47.9 sq. metres (515.1 sq. feet)



Total area: approx. 99.2 sq. metres (1067.3 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>			
(39-54) <b>E</b>			
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