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**Stretford Office**

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**Monton Office**

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## 2 Weymouth Road Eccles Manchester M30 8WW

### Offers over £300,000

EXTENDED FAMILY HOME! HOME ESTATE AGENTS are thrilled to offer for sale this much loved and extended, four bedroom semi detached family home. Having been extended to the side and rear to create a four bedroom property the ground floor accommodation comprises hallway, through lounge/diner, open plan kitchen and family room, utility area and the fourth bedroom and en-suite. This room could also double up as a playroom or home office and offers versatile usage. To the first floor there are three bedrooms and a modern fitted bathroom suite. The property boasts off road parking to the front whilst to the side there is a paved garden and further covered raised seating area perfect for BBQs. We are advised that there is also planning permission in place to extend the property further to add/create a fifth bedroom to the first floor if this is required. Located in a popular Eccles position within the catchment area of good local schooling along with easy access to both Worsley and Monton. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- PERFECT FAMILY HOME!
- Extended to the side and rear!
- Four bedroom semi detached family home
- Hallway
- Bedroom Four/playroom to the ground floor with en-suite bathroom
- 24ft through lounge/diner
- Extended, open plan kitchen/diner and utility room
- Three bedrooms and family bathroom suite to the first floor
- Ample off road parking
- Garden to the rear with undercover BBQ area



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## Hallway

**Through lounge/diner 24'7 x 12'6 (7.49m x 3.81m)**

**Open plan kitchen/diner 22'5 x 18'0 (6.83m x 5.49m)**

**Utility room 4'7 x 3'3 (1.40m x 0.99m)**

**Bedroom Four/Playroom 13'8 x 12'6 (4.17m x 3.81m)**

**Ground floor en-suite bathroom 15'3 x 12'6 (4.65m x 3.81m)**

## Shaped landing

**Bedroom One 12'0 x 9'6 (3.66m x 2.90m)**

**Bedroom Two 12'4 x 10'0 (3.76m x 3.05m)**

**Bedroom Three 7'5 x 7'4 (2.26m x 2.24m)**

**Bathroom 6'1 x 5'5 (1.85m x 1.65m)**

## Sales info

We are advised that the property is freehold.

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

The current EPC rating is TBC.

## IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document

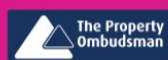
(including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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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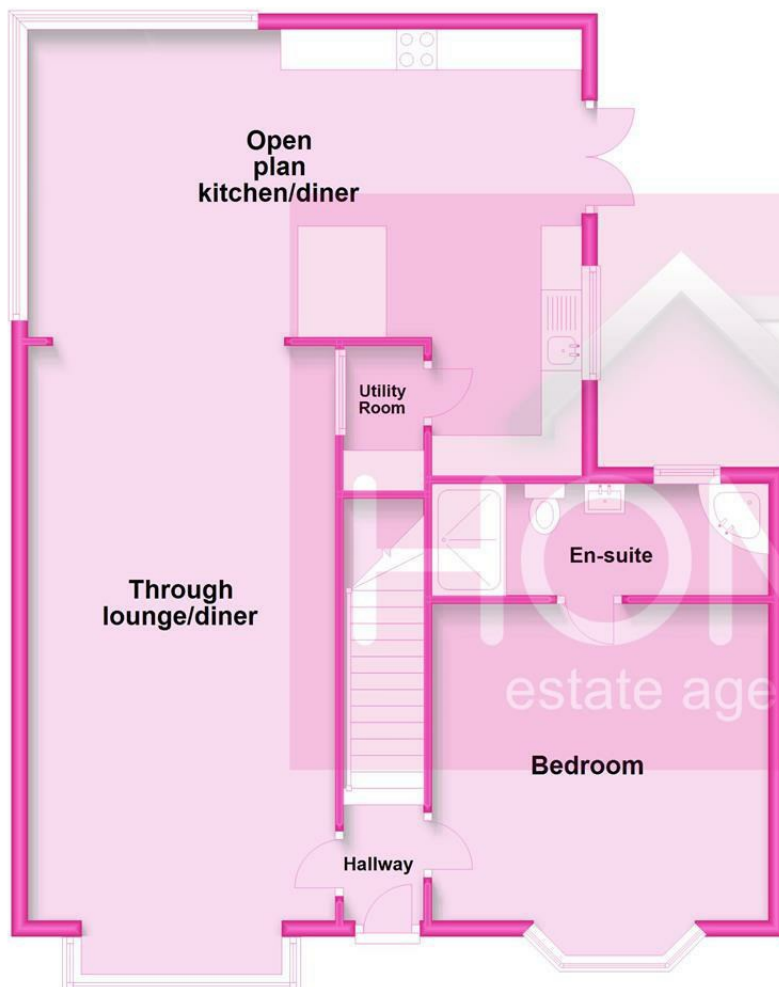
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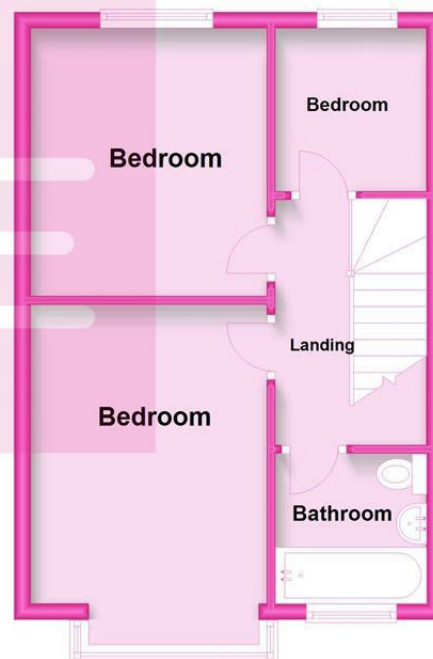
### Ground Floor

Approx. 90.7 sq. metres (976.5 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



Total area: approx. 126.2 sq. metres (1358.8 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>			
(21-38) <b>F</b>			
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