



96 Anson Street Eccles Manchester M30 8HB

Offers in excess of £135,000

CALLING ALL INVESTORS! IN NEED OF RENOVATION! HOME ESTATE AGENTS are privileged to offer for sale this fantastic investment opportunity. The property comprises porch, hallway, lounge, dining room, kitchen with storeroom, shaped landing, two bedrooms and a good size bathroom. Externally there is a paved palisade to the front whilst to the rear there is a garden area. The property is uPVC double glazed throughout and is heated with electric fires in some of the rooms. The property is offered with NO VENDOR CHAIN! Positioned close to Monton, Worsley and with transport links to Eccles and surrounding areas the property is well positioned. Call HOME on 01617898383 to view!

- CALLING ALL INVESTORS!
- Porch and hallway
- Kitchen with pantry area
- Yard to the rear
- Fantastic investment opportunity
- Lounge
- Two good size bedrooms
- Two bedroom terrace property
- Dining room
- Fitted bathroom suite

Porch

Hallway

Lounge 11'1 x 10'7 (3.38m x 3.23m)

Dining room 14'4 x 12'1 (4.37m x 3.68m)

Kitchen 8'0 x 7'9 (2.44m x 2.36m)

Landing

Bedroom One 14'4 x 11'0 (4.37m x 3.35m)

Bedroom Two 15'0 x 6'8 (4.57m x 2.03m)

Bathroom 9'7 x 7'0 (2.92m x 2.13m)

Sales info

We are advised that the property is Leasehold. We are advised that the lease was granted for 999 years commencing 1909. We are advised that there is a ground rent of approx. £2.60 payable per annum.

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

The current EPC rating is TBC

IMPORTANT INFORMATION -

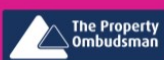
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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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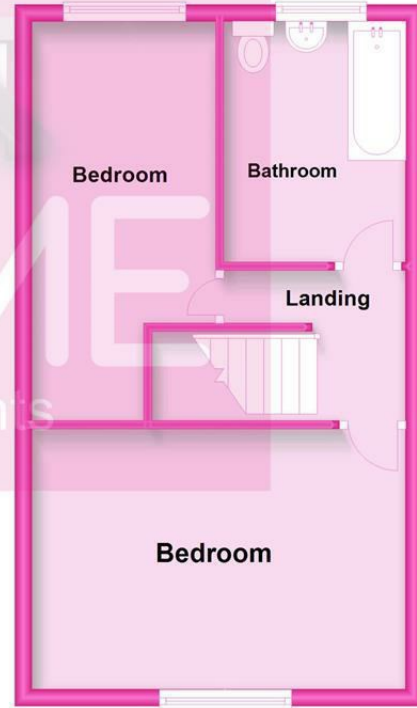
Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Total area: approx. 80.0 sq. metres (860.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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