



1 Stratford Avenue Eccles Manchester M30 7EA

£200,000

CORNER PLOT! ADD YOUR OWN STAMP! HOME ESTATE AGENTS are thrilled to offer for sale this three bedroom semi detached property which occupies a corner plot with (subject to the relevant planning permissions being granted) the opportunity to extend and create a perfect family home. The property comprises hallway, lounge, dining room, extended kitchen with storage, shaped landing, three bedrooms and a modern, recently fitted bathroom suite. The property offers double glazing (partial wooden frames) and gas central heating. Externally there are paved gardens to the front, side and rear with driveway and garage to the rear. Located in a popular area, close to the Trafford Centre and the M60 motorway links and ideally offered with **NO VENDOR CHAIN!** Call HOME on 01617898383 to view!

- CORNER PLOT!
- Hallway
- Extended kitchen
- Popular cul de sac position
- NO VENDOR CHAIN!
- Bay-fronted lounge
- Modern bathroom suite
- Three bedroom semi detached property
- Dining room
- Gardens to the side, side and rear and single garage to the rear

Hallway 7'8 x 6'9 (2.34m x 2.06m)

Lounge 13'1 x 10'9 (3.99m x 3.28m)

Dining room 10'9 x 10'5 (3.28m x 3.18m)

Kitchen 10'3 x 7'8 (3.12m x 2.34m)

Landing

Bedroom One 11'8 x 11'0 (3.56m x 3.35m)

Bedroom Two 9'0 x 7'9 (2.74m x 2.36m)

Bedroom Three 7'9 x 7'8 (2.36m x 2.34m)

Bathroom 7'7 x 5'9 (2.31m x 1.75m)

Sales info

We are advised that the property is leasehold. The lease term was granted for 999 years commencing September 1936. We are advised that there is an annual ground rent payable of approx. £5.00.

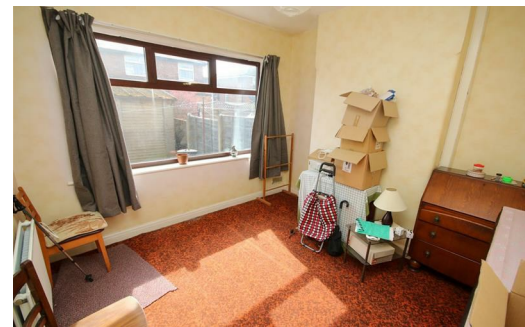
We are advised that the current council tax band is band C.

The current EPC rating is D.

IMPORTANT INFORMATION -

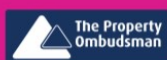
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homestateagents.com



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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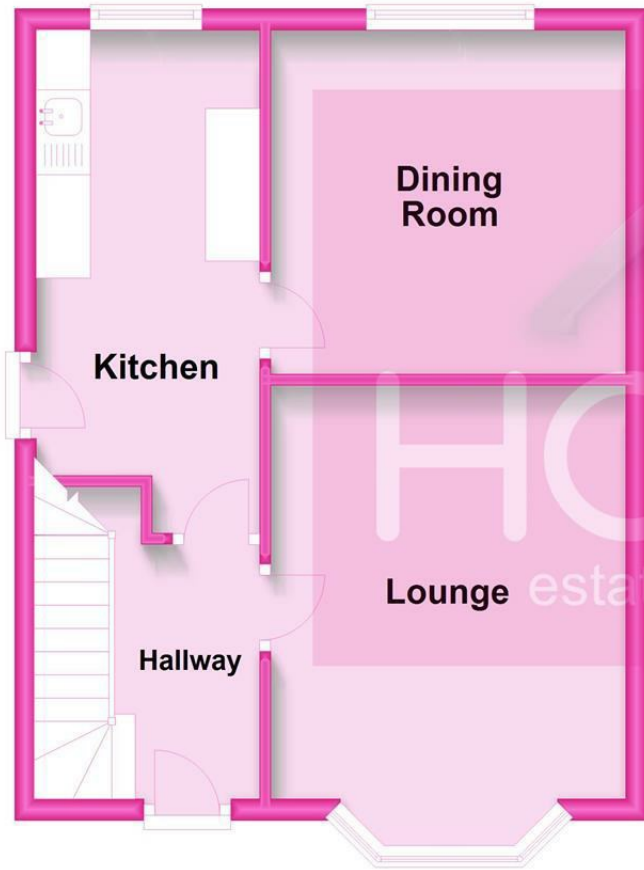
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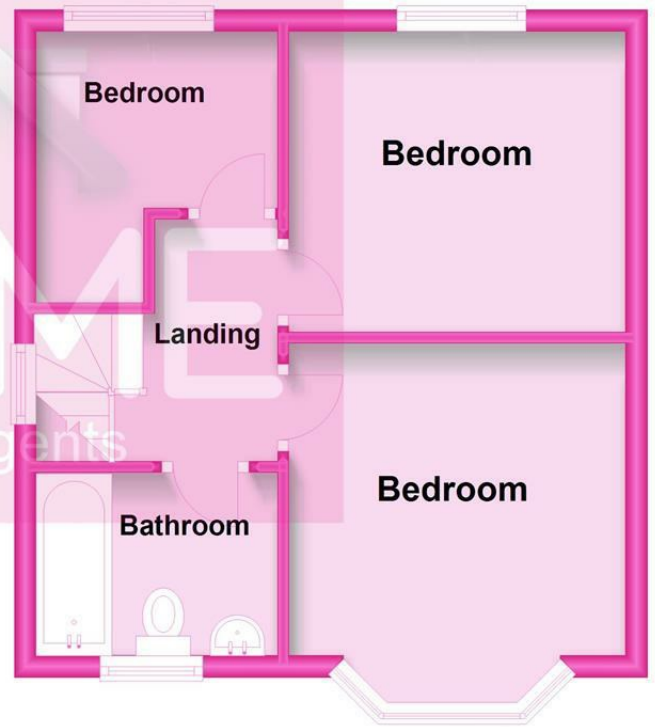
Ground Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



First Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



Total area: approx. 70.4 sq. metres (757.5 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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