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Stretford Office

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12 Barton Road Eccles Manchester M30 7AA

Offers over £220,000

RECENTLY RENOVATED PERIOD TERRACE! NO VENDOR CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this recently renovated, four bedroom terrace property which has the added benefit from pleasant views overlooking Bridgewater canal to the front. The spacious period property comprises hallway, ground floor bedroom with en-suite shower room, lounge which open up to the modern fitted kitchen, downstairs W/C, shaped landing, three further bedrooms and a modern fitted shower room suite. The property benefits gas central heating and double glazing. Externally there is a paved palisade to the front whilst to the rear there is a generously sized paved and decked garden area. Ideally offered with NO VENDOR CHAIN! Please note - the vendor has advised that they can also offer a furniture package, to be negotiated separately, if required. Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Recently renovated Four bedroom terrace property
- Hallway
- Ground floor bedroom with en-suite shower room
- Lounge
- Open plan modern fitted kitchen
- Downstairs W/C
- Three bedrooms
- Shower room
- Garden to the rear and overlooking Bridgewater canal to the front



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Hallway 16'9 x 3'5 (5.11m x 1.04m)

Bedroom Four 14'1 x 11'3 (4.29m x 3.43m)

En-Suite 7'0 x 2'9 (2.13m x 0.84m)

Lounge 14'1 x 11'3 (4.29m x 3.43m)

Kitchen 9'8 x 8'2 (2.95m x 2.49m)

W/C 5'1 x 2'5 (1.55m x 0.74m)

Shaped landing

Bedroom One 12'4 x 9'2 (3.76m x 2.79m)

Bedroom Two 11'0 x 9'5 (3.35m x 2.87m)

Bedroom Three 9'8 x 8'1 (2.95m x 2.46m)

Shower room 7'6 x 5'9 (2.29m x 1.75m)

Sales info

We are advised that the property is leasehold. We are advised that the term of the lease was granted for 949 years commencing July 1881. There is an annual ground rent payable of approx. £5.00.

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

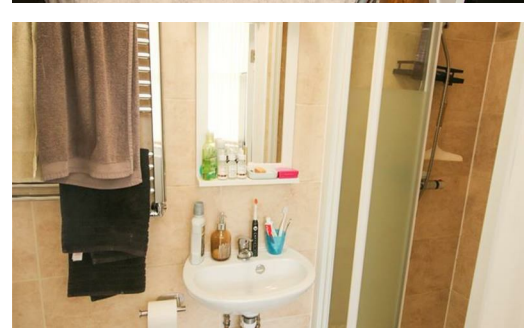
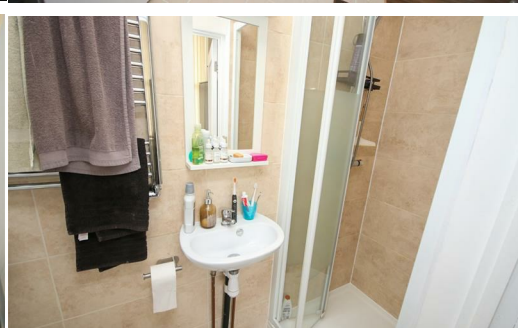
The current EPC rating is C.

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.

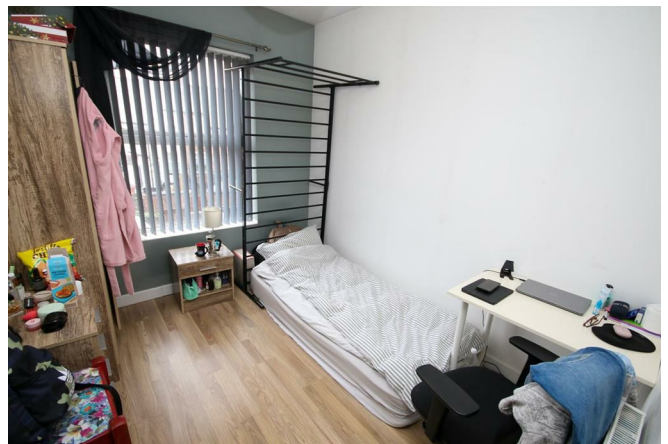
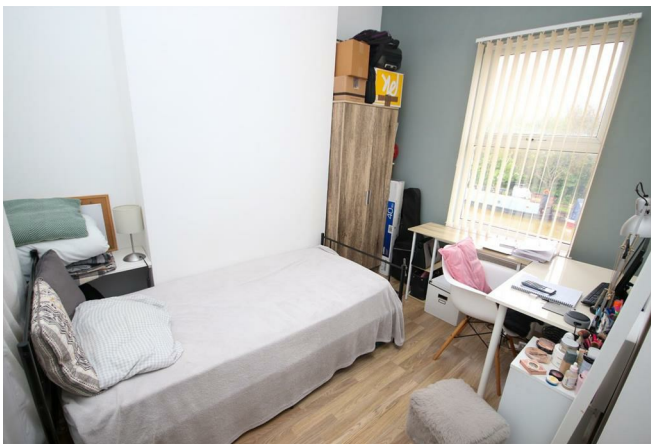
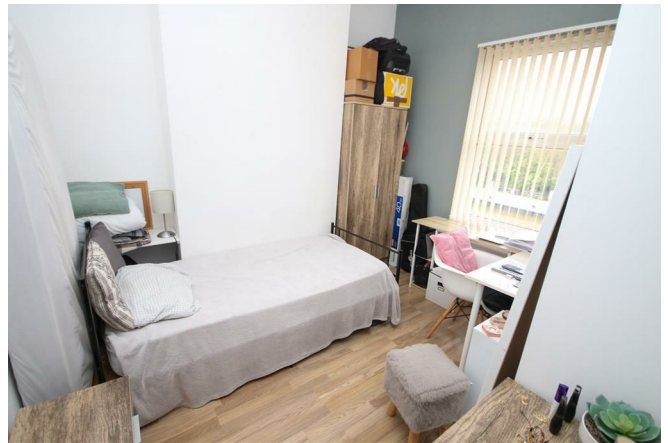
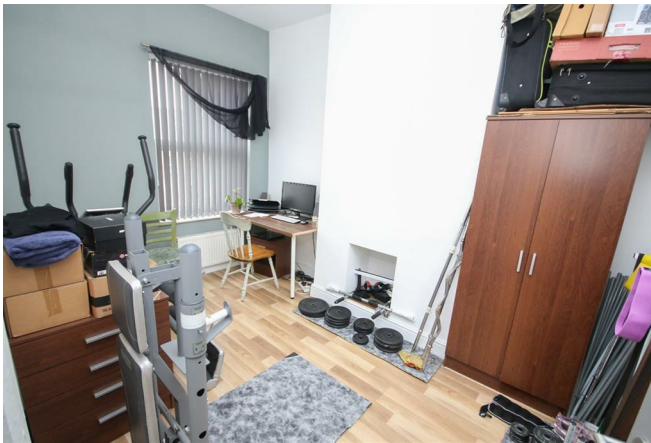


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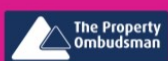


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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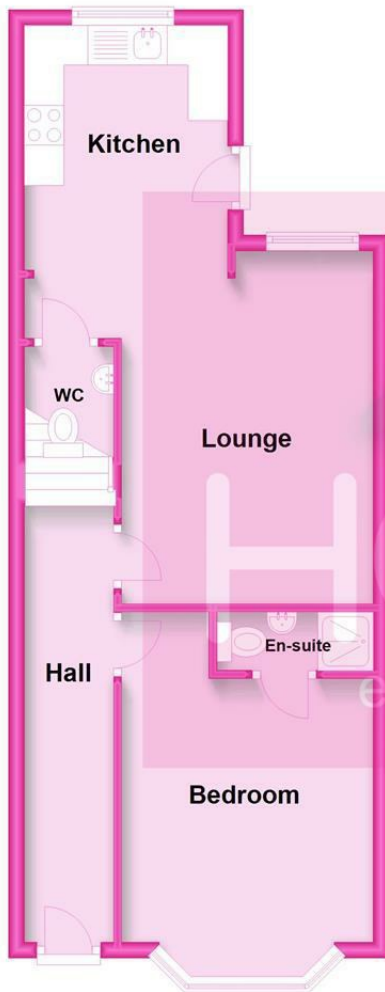
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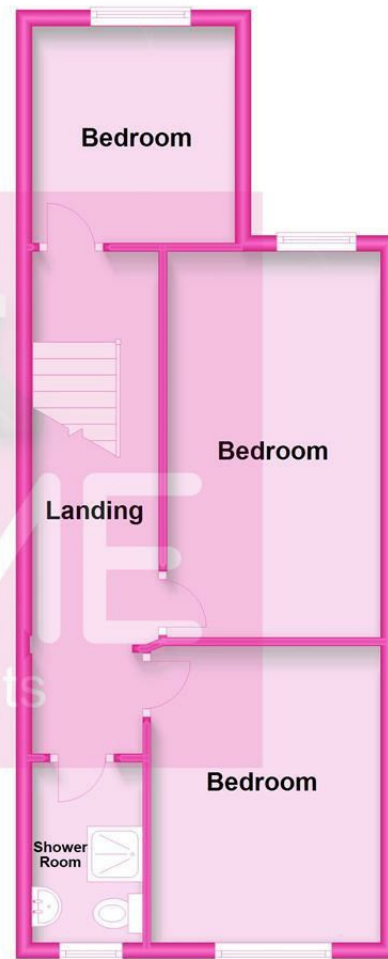
Ground Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



Total area: approx. 91.6 sq. metres (986.1 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 (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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