



## 37 Winchester Road Eccles Manchester M30 9BU

### £230,000

MUCH LOVED FAMILY HOME! NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this much loved and cared for three bedroom terraced property which is located in a popular Eccles position. With great access to Eccles, Salford, Salford Royal hospital and Monton the property is well positioned for local schooling and amenities. The property comprises hallway, lounge, dining room, modern fitted kitchen, shaped landing, three good size bedrooms and a fitted shower room. Externally to the front there is a paved garden with the possibility to create off road parking whilst to the rear there is a generously sized, south facing, garden with brick built storage. Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- NO VENDOR CHAIN!
- Porch and hallway
- Fitted kitchen
- Paved garden to the front and sizeable garden to the rear with brick built store
- Much loved family home
- Lounge
- Modern fitted shower room
- Three bedroom terraced property
- Dining room
- Newly installed gas central heating boiler



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### Porch

Hallway 10'7 x 5'9 (3.23m x 1.75m)

Lounge 14'0 x 10'7 (4.27m x 3.23m)

Dining room 10'6 x 10'4 (3.20m x 3.15m)

Kitchen 10'4 x 9'2 (3.15m x 2.79m)

### Shaped landing

Bedroom One 13'9 x 10'0 (4.19m x 3.05m)

Bedroom Two 13'7 x 9'7 (4.14m x 2.92m)

Bedroom Three 9'6 x 7'3 (2.90m x 2.21m)

Shower room 7'6 x 5'5 (2.29m x 1.65m)

### Sales info

We are advised that the property is Freehold.

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

The current EPC rating is TBC

### IMPORTANT INFORMATION -

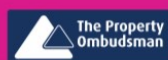
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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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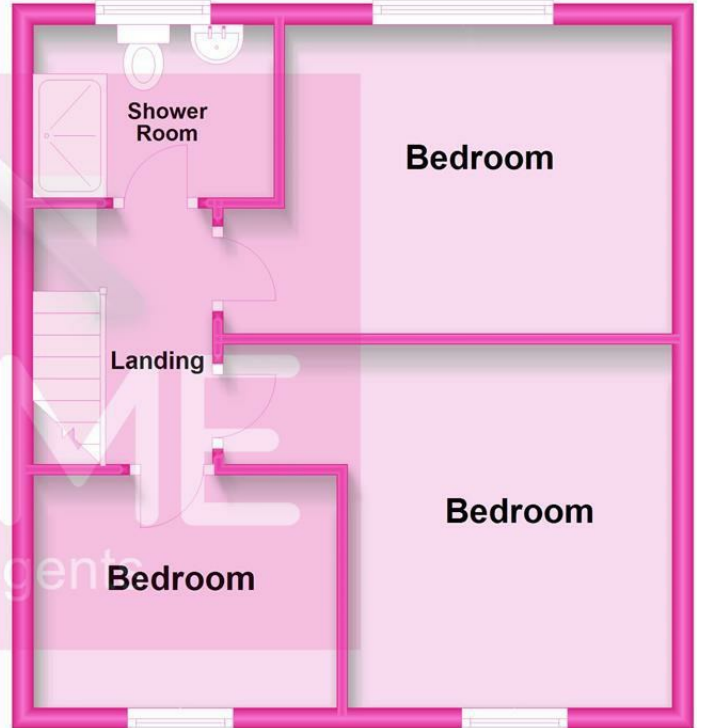
## Ground Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



## First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 80.4 sq. metres (865.8 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>			
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