



65 Northfleet Road, Eccles, M30 7PG

£120,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this much cared for three bedroom semi detached property located in this popular Peel Green area of Eccles. Having been owned by the original family since construction the property is being offered to the market for the first time in its history. Accommodation comprises hallway, lounge, fitted kitchen with archway through to the dining room, shaped landing, three bedrooms and a fitted wet room. The property is gas central heated and double glazed throughout. Externally to the front there is off road parking and lawn garden whilst to the rear there is a further lawn garden with paved patio area and brick built store. Being offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- POPULAR AREA WITH NO VENDOR CHAIN!
- Lounge
- Shaped landing
- Off road parking to the front and garden to the rear!
- Three bedroom semi detached
- Fitted kitchen
- Three bedrooms
- Hallway
- Dining room
- Fitted wet room



Hallway

Stairs to first floor, wooden door to front and single panel radiator.

Lounge 14'0 x 11'5 (4.27m x 3.48m)

uPVC double glazed window to front, wall mounted gas fire, television point and single panel radiator.

Kitchen 10'2 x 9'8 (3.10m x 2.95m)

Fitted with wall and base units, roll edge worktops, sink unit, space for washing machine, space for gas cooker, wall mounted boiler, space for fridge freezer, tiled to compliment, double panel radiator and wooden door to rear. uPVC double glazed window to rear and archway through to dining room.

Dining Room 10'7 x 10'5 (3.23m x 3.18m)

uPVC double glazed window to rear and single panel radiator.

Shaped landing

Closed balustrade and loft access

Bedroom One 10'1 x 15'0 (3.07m x 4.57m)

uPVC double glazed window to front, built in wardrobes, storage cupboard and television point.

Bedroom Two 13'9 x 15'0 (4.19m x 4.57m)

uPVC double glazed window to the front, built in wardrobes and single panel radiator.

Bedroom Three 7'2 x 9'4 (2.18m x 2.84m)

uPVC double glazed window to front, single panel radiator and built in storage cupboard.

Wet Room 5'5 x 7'5 (1.65m x 2.13m)

Fitted with a three piece wet room suite comprising from low

level W/C, pedestal wash hand basin and electric shower. Tiled to compliment and extractor fan. uPVC double glazed opaque window to rear and single panel radiator.

External

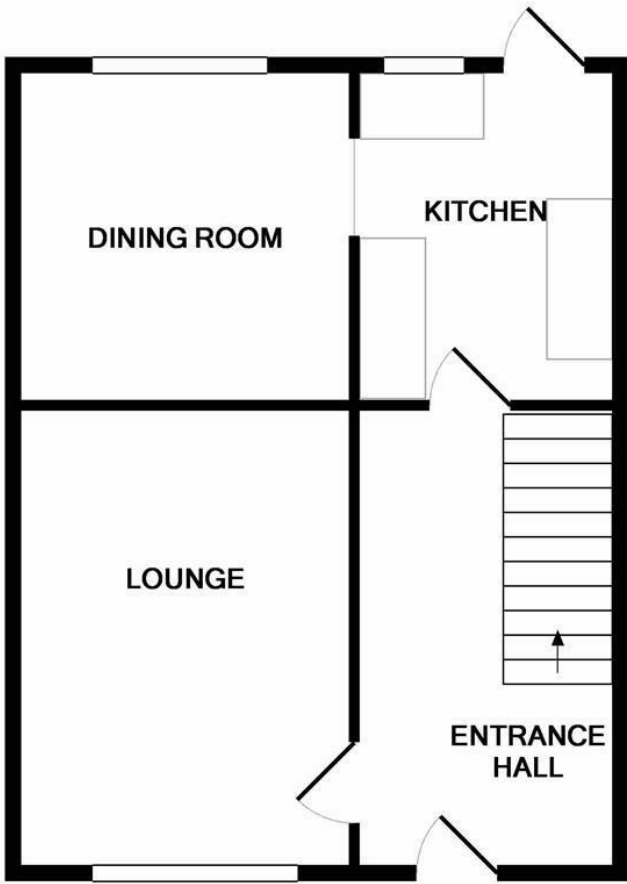
To the front there is off road parking whilst to the rear of the property there is a laid to lawn garden with brick built storage.

IMPORTANT INFORMATION -

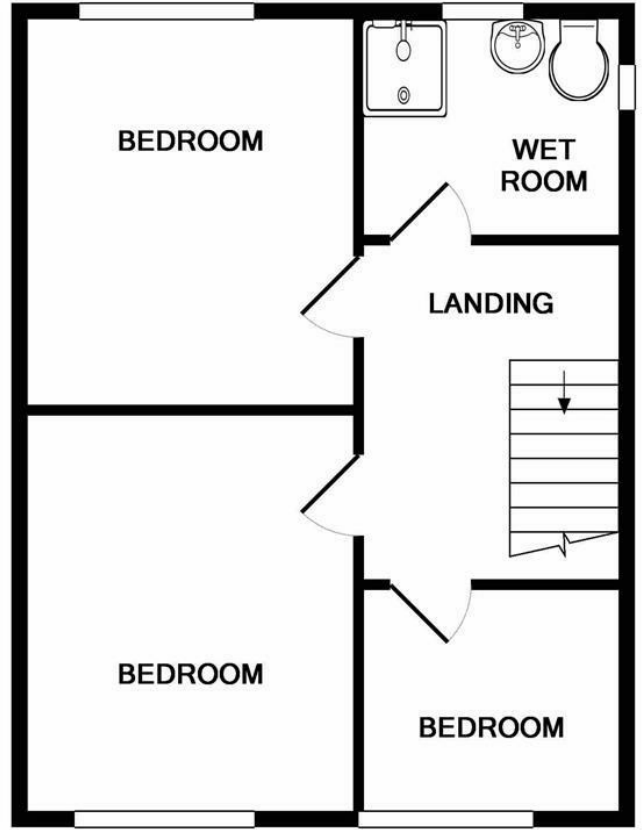
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested 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. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

