



48 Alexandra Road Eccles Manchester M30 7HJ

Offers over £265,000

PERFECT FAMILY HOME! HOME ESTATE AGENTS Are thrilled to offer for sale this great size, period semi detached family home. Located on the popular Alexandra Road with easy access to local schooling along with transport links to Eccles, Manchester and the Trafford Centre the property is well positioned. The property itself comprises hallway, bay-fronted lounge, dining room which opens to the modern and recently fitted kitchen and further dining/breakfast area overlooking the rear garden, shaped landing, three DOUBLE bedrooms and a modern fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is a paved palisade to the front whilst to the rear there is a good size garden with raised decked area and lawn area. There is also double gates to the rear which used to provide access for off road parking in the rear garden, this can be reinstated if required. A great size property that needs to be viewed to be appreciated. Call HOME on 01617898383 to view!

- PERFECT FAMILY HOME!
- Bay-fronted lounge
- Modern fitted bathroom
- Popular "Peel Green" position
- Spacious, period three bedroom semi detached
- Dining room opening up to the modern kitchen/diner
- Palisade to the front and garden to the rear
- Hallway
- Three double bedrooms
- Double gates to the rear previously providing parking

Hallway 12'2 x 4'0 (3.71m x 1.22m)

Lounge 15'3 x 11'1 (4.65m x 3.38m)

Dining room 12'5 x 14'4 (3.78m x 4.37m)

W/C 7'0 x 2'6 (2.13m x 0.76m)

Kitchen 14'4 x 10'1 (4.37m x 3.07m)

Dining area 10'1 x 6'8 (3.07m x 2.03m)

Shaped landing

Bedroom One 14'9 x 12'1 (4.50m x 3.68m)

Bedroom Two 12'8 x 10'5 (3.86m x 3.18m)

Bedroom Three 15'7 x 10'4 (4.75m x 3.15m)

Bathroom 7'2 x 6'6 (2.18m x 1.98m)

Sales info

We are advised that the property is leasehold. We are advised that the initial term of the lease was granted for 999 years. There is an annual ground rent of £2.50 payable.

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

The current EPC rating is E.

IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and

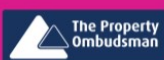
advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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.

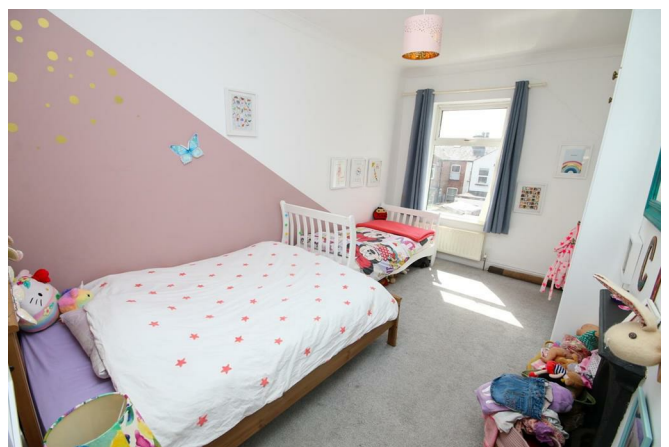


LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



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



LOCAL EXPERTS THAT GET YOU MOVING

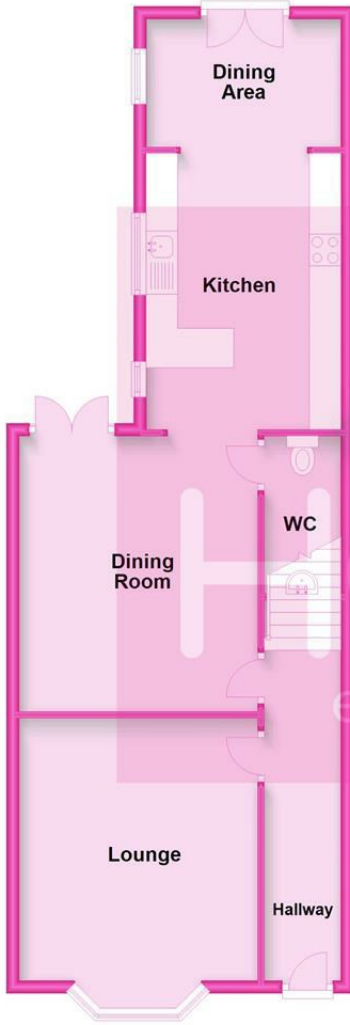
www.homestateagents.com



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

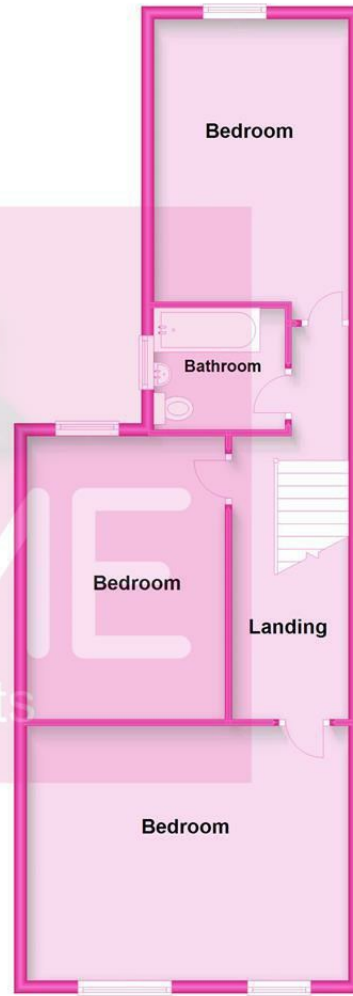
Ground Floor

Approx. 64.5 sq. metres (694.0 sq. feet)



First Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



Total area: approx. 128.7 sq. metres (1385.3 sq. feet)

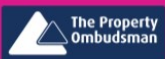
| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy 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 | |



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