



51 Waterslea Eccles Manchester M30 0SR

£250,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are thrilled to offer for sale this well presented, two bedroom end terrace property which has the added bonus of being offered with no vendor chain! The property comprises of vestibule, lounge, modern fitted kitchen, conservatory, shaped landing, two bedrooms with fitted wardrobes and a fitted bathroom suite. The property is heated by gas central heating and has double glazing. Externally to the front of the property there is a lawn garden with driveway for off road parking which allows for access to the side and rear garden area. Located on a popular Eccles development which has easy access to Monton, Eccles and transport links including Patricroft train station with its links to Liverpool and Manchester. A perfect first time buy! Call HOME On 01617898383 to view!

- POPULAR MODERN DEVELOPMENT! CLOSE TO MONTON!
- Lounge
- Two good size bedrooms
- NO VENDOR CHAIN!
- Two bedroom end terrace property
- Open plan kitchen/diner
- Fitted bathroom suite
- Hallway
- Conservatory
- Off road parking to the front and garden to the rear

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Hallway 4'3 x 3'8 (1.30m x 1.12m)

Lounge 16'4 x 12'3 (4.98m x 3.73m)

Kitchen/diner 12'2 x 8'5 (3.71m x 2.57m)

Conservatory 11'9 x 11'8 (3.58m x 3.56m)

Landing

Bedroom One 12'7 x 12'3 (3.84m x 3.73m)

Bedroom Two 10'3 x 8'2 (3.12m x 2.49m)

Bathroom 7'6 x 4'5 (2.29m x 1.35m)

Sales info

We are advised that the property is leasehold. We are advised that there is a 999 year lease commencing 3rd February 1995. There is an annual ground rent of approx. £50.00.

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

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.

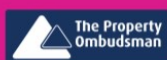
Making an offer: if you are interested in

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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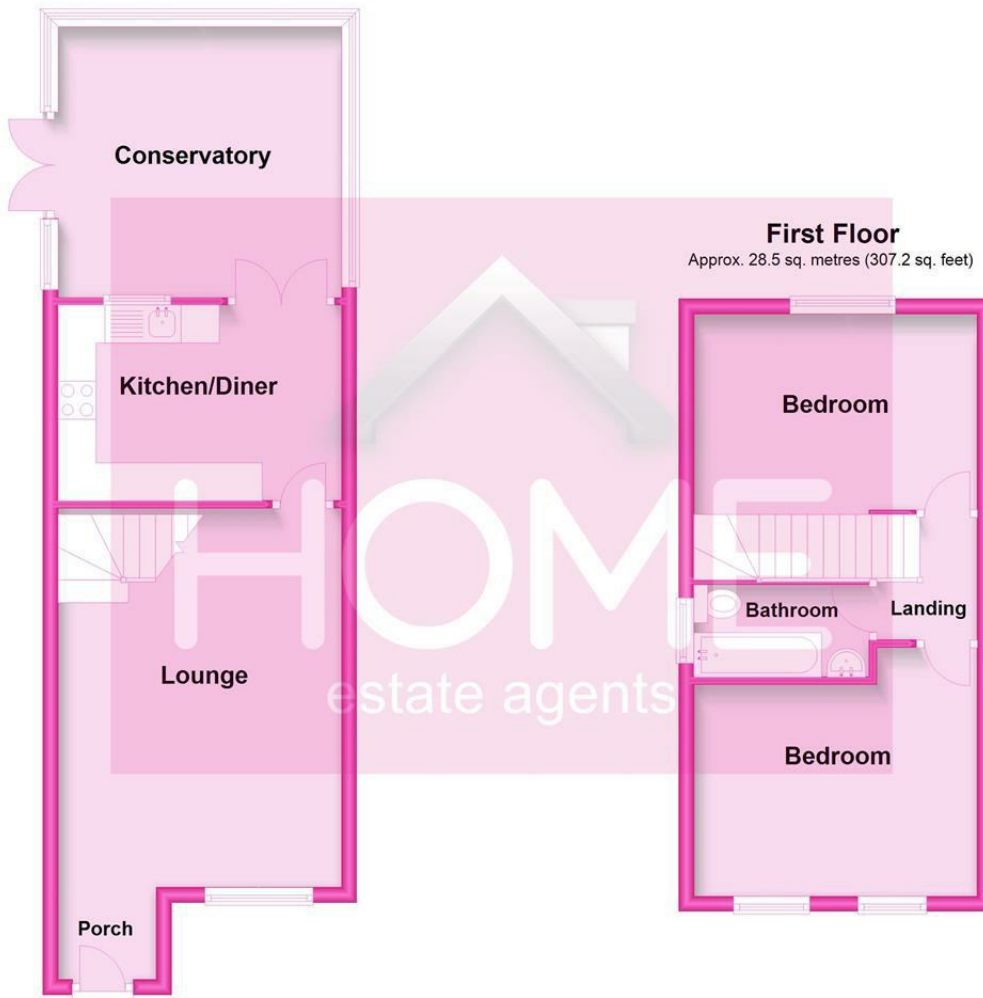
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Ground Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



Total area: approx. 72.3 sq. metres (777.9 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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