



120 Worsley Road Eccles Manchester M30 8LT

£240,000

FANTASTIC PERIOD PROPERTY! NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this recently updated three DOUBLE bedroom end terrace property! The spacious family accommodation comprises from porch, hallway, through lounge/diner, modern fitted kitchen, shaped landing, three double bedrooms and a newly installed bathroom suite. The property offers gas central heating and double glazing. Externally there are gardens to the front and rear which are both stocked with mature trees, shrubs and flowers to make it a pleasant place to be. Available with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- NO CHAIN INVOLVED!
- Hallway
- Modern bathroom suite
- Period styling and size!
- Three double bedroom end terrace
- Through lounge/dining room
- Garden to front and rear
- Porch
- Modern fitted kitchen
- Close to good schooling

Porch

Hallway

Through lounge/diner 28'0 x 11'8 (8.53m x 3.56m)

Kitchen 16'4 x 9'0 (4.98m x 2.74m)

Shaped landing

Bedroom One 15'4 x 12'6 (4.67m x 3.81m)

Bedroom Two 12'9 x 9'5 (3.89m x 2.87m)

Bedroom Three 13'4 x 6'0 (4.06m x 1.83m)

Bathroom 6'0 x 5'6 (1.83m x 1.68m)

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 commencing 1898. There is an annual ground rent of approx. £19.00.

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

The current EPC rating is D.

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

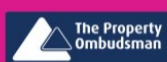
approximate.

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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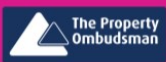


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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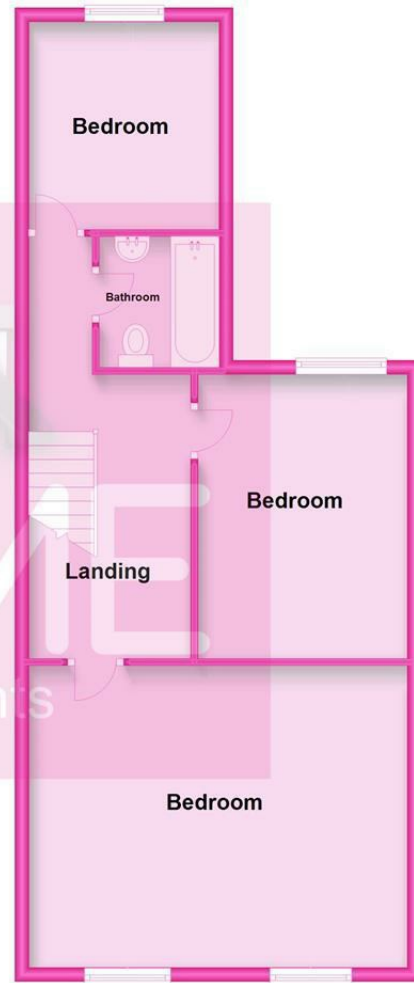
Ground Floor

Approx. 60.8 sq. metres (654.4 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.6 sq. feet)



Total area: approx. 121.3 sq. metres (1305.9 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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Not environmentally friendly - higher CO ₂ emissions			
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