



## 76 Alexandra Road Eccles Manchester M30 7HJ

### Offers over £200,000

CALLING ALL FIRST TIME BUYERS! HOME ESTATE AGENTS are thrilled to offer for sale this spacious and well positioned two DOUBLE bedroom end terrace property! The spacious period accommodation comprises from hallway, bay-fronted lounge, dining room, modern fitted kitchen, shaped landing, two double bedrooms (including a larger than average master bedroom) and a great size bathroom with fitted suite. The property offers gas central heating and double glazing. Externally there is a palisade to the front and a fantastic size rear garden with paved patio, raised decked area and artificial grass areas. Well positioned with easy access to public transport, M60 motorway network and to The Trafford Centre! Call HOME On 01617898383 to arrange your viewing!

- GREAT FIRST TIME BUY!
- Hallway
- Modern fitted kitchen
- Popular Eccles position!
- Spacious end terrace property
- Bay-fronted lounge
- Larger than average bathroom
- Two double bedrooms
- Dining room
- Impressive rear garden



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### Hallway

Lounge 15'4 x 13'4 (4.67m x 4.06m)

Dining room 14'5 x 13'6 (4.39m x 4.11m)

Kitchen 9'8 x 9'1 (2.95m x 2.77m)

### Shaped landing

Bedroom One 17'0 x 11'9 (5.18m x 3.58m)

Bedroom Two 13'2 x 10'9 (4.01m x 3.28m)

Bathroom 9'9 x 9'1 (2.97m x 2.77m)

### Sales info

We are advised that the property is leasehold. We are advised that the initial lease was granted for 999 years commencing 1895. The vendor has advised that they have not been requested to pay ground within their ownership.

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

The current EPC rating is TBC.

### IMPORTANT INFORMATION -

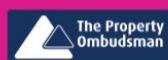
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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. 56.0 sq. metres (603.0 sq. feet)



### First Floor

Approx. 55.8 sq. metres (600.2 sq. feet)



Total area: approx. 111.8 sq. metres (1203.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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