



3 The Manse Eldon Place Eccles Manchester M30 8QE

£190,000

AVAILABLE WITH NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this modern two bedroom terrace property which has the added bonus of being gated and overlooking parkland to the rear. The property comprises hallway, entrance W/C, modern fitted kitchen, open plan lounge/diner, shaped landing, two double bedrooms and a fitted bathroom suite. The property is gas central heated and double glazed. To the front of the property there is off road parking space whilst to the rear there is a lawn garden area which overlooks the park to the rear. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- AVAILABLE WITH NO VENDOR CHAIN!
- Hallway with W/C
- Modern, fitted bathroom suite
- Overlooking park land to the rear!
- Gated development!
- Open plan lounge/diner
- Gated, off road parking
- Two double bedroom terrace property
- Modern fitted kitchen
- Garden to the rear

Hallway 9'8 x 2'10 (2.95m x 0.86m)

W/C

Lounge/Diner 15'1 x 12'10 (4.60m x 3.91m)

Kitchen 8'7 x 6'4 (2.62m x 1.93m)

Shaped landing

Bedroom One 8'10 x 12'10 (2.69m x 3.91m)

Bedroom Two 7'8 x 12'10 (2.34m x 3.91m)

Bathroom

Sales info

We are advised that the property is leasehold. The term of the lease granted is for 150 years commencing 2012. We are advised that there is an annual ground rent of £350.00 and a monthly service charge of £15.00.

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

The current EPC rating is C.

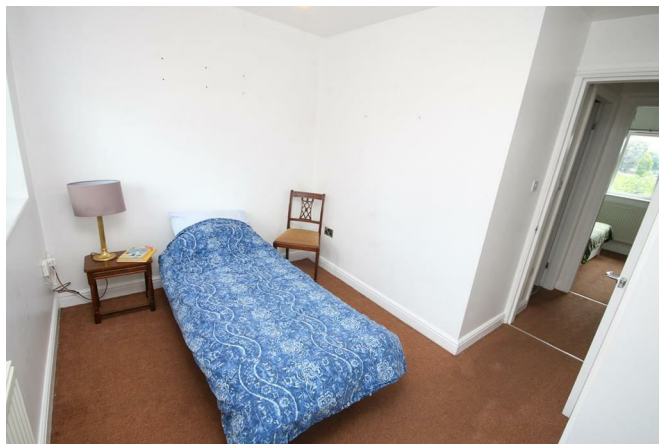


LOCAL EXPERTS THAT GET YOU MOVING

 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



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Ground Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



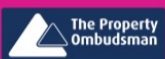
Total area: approx. 54.3 sq. metres (584.6 sq. feet)

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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