



## 30 Cassidy Way Eccles Manchester M30 8EQ

### Offers over £280,000

SHOWHOME PRESENTATION! CLOSE TO MONTON! HOME ESTATE AGENTS are pleased to offer for sale this beautifully presented, three bedroom semi detached property which is located on the popular Bellway development and within a short walk to bustling Monton. The property comprises hallway, entrance W/C, lounge, open plan and modern fitted kitchen/diner, shaped landing, three bedrooms and a modern fitted bathroom suite. Externally there is a double driveway to the front whilst to the rear there further lawn garden area.

Ideally position close to Patricroft train station with its links to Manchester City centre and Monton with its array of shops, bars and amenities. Please note - We are advised that the property is subject to an estate charge, for communal gardening of the development, of approx. £90.68 per annum. Call HOME On 01617898383 to view!

- GREAT FIRST TIME BUY!
- Hallway
- Modern open plan kitchen/diner
- Off road parking and garden to the rear which isnt overlooked
- MODERN DEVELOPMENT CLOSE TO MONTON!
- Downstairs W/C
- Three bedrooms
- Three bedroom semi detached
- Lounge with open stairs
- Modern fitted bathroom



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Hallway 6'1 x 3'3 (1.85m x 0.99m)

W/C 6'1 x 2'9 (1.85m x 0.84m)

Lounge 14'8 x 13'3 (4.47m x 4.04m)

Open plan kitchen/diner 14'8 x 9'2 (4.47m x 2.79m)

Shaped landing

Bedroom One 12'0 x 8'2 (3.66m x 2.49m)

Bedroom Two 10'5 x 8'2 (3.18m x 2.49m)

Bedroom Three 6'6 x 6'4 (1.98m x 1.93m)

Bathroom 6'4 x 6'3 (1.93m x 1.91m)

#### Sales info

We are advised that the property is leasehold. The initial term of the lease was granted for 999 years. We are advised that there is an annual ground rent of £250.00 and we are advised that the property is subject to an estate charge, for communal gardening of the development, of approx. £90.68 per annum.

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

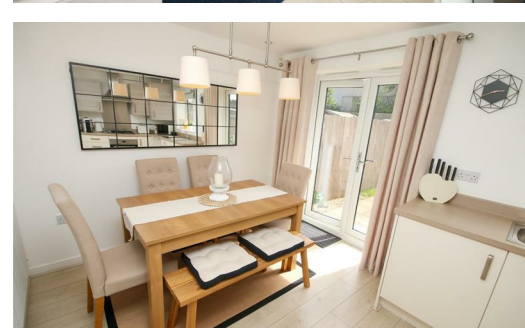
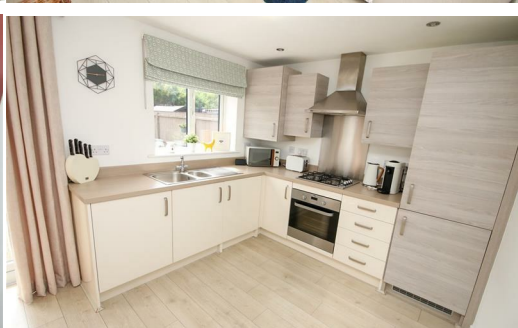
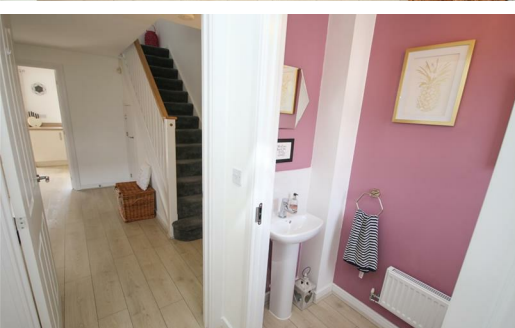
The current EPC rating is B.

#### 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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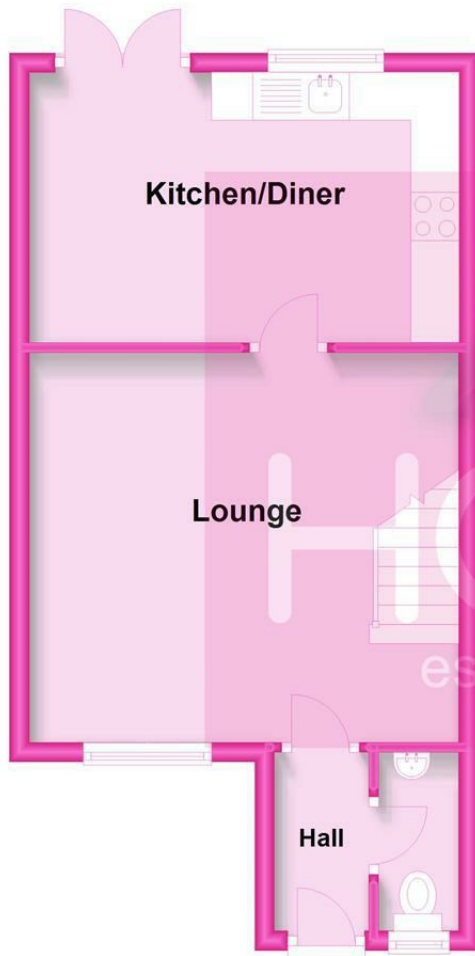
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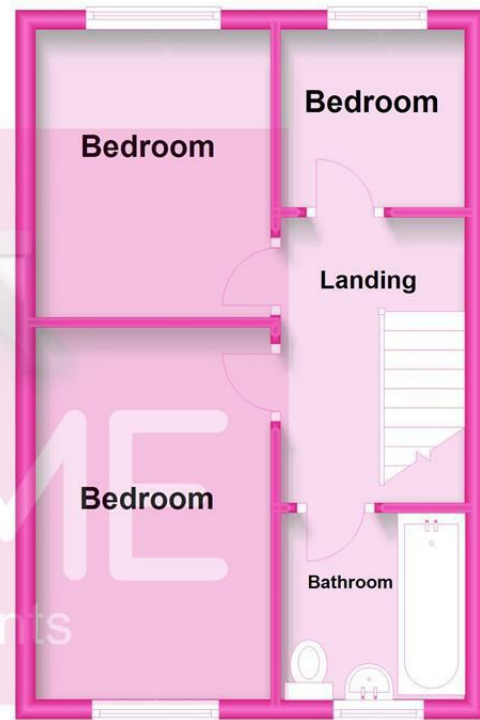
## Ground Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



## First Floor

Approx. 31.0 sq. metres (333.4 sq. feet)



Total area: approx. 65.7 sq. metres (707.1 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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