



58 Lulworth Road Eccles Manchester M30 8NP

Offers over £235,000

CALLING ALL FIRST TIME BUYERS! SIZEABLE REAR GARDEN! HOME ESTATE AGENTS are thrilled to offer for sale this immaculate three bedroom end terrace property. Having been fully renovated approx. 3 years ago to a high standard, the property offers the opportunity for any buyer to move in and drop your bags! The property comprises hallway, lounge, open plan modern kitchen/diner, shaped landing, three bedrooms and a modern fitted family bathroom. The property was fitted with new double glazing, doors and a newly installed heating system and full property re wire around 3 years ago. To the front of the property there is a double driveway whilst to the rear there is a fantastic size, real gem of a garden complete with raised paved patio area, lawn garden and further play area. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- CALLING ALL FIRST TIME BUYERS!
- Lounge
- Modern fitted bathroom suite
- Off road parking to the front
- Three bedroom terrace property
- Open plan kitchen/diner
- SIZEABLE REAR GARDEN!
- Hallway
- Three bedrooms
- Useful garden room

Hallway

Lounge 12;2 x 11'9 (3.66m;0.61m x 3.58m)

Kitchen/diner 15'7 x 8'9 (4.75m x 2.67m)

Shaped landing

Bedroom One 10'8 x 9'1 (3.25m x 2.77m)

Bedroom Two 10'1 x 9'1 (3.07m x 2.77m)

Bedroom Three 6'9 x 5'9 (2.06m x 1.75m)

Bathroom 6'2 x 5'8 (1.88m x 1.73m)

Sales info

We are advised that the property is Freehold.

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

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.



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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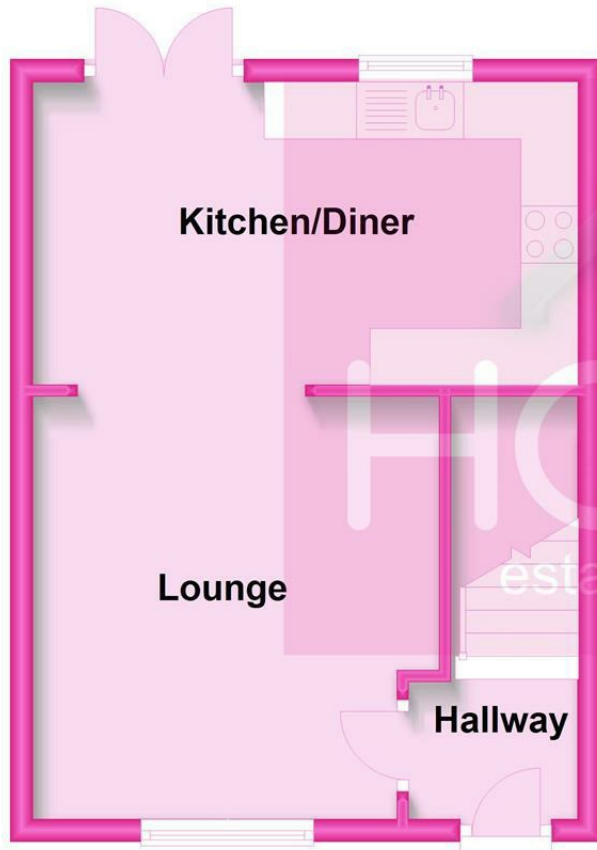
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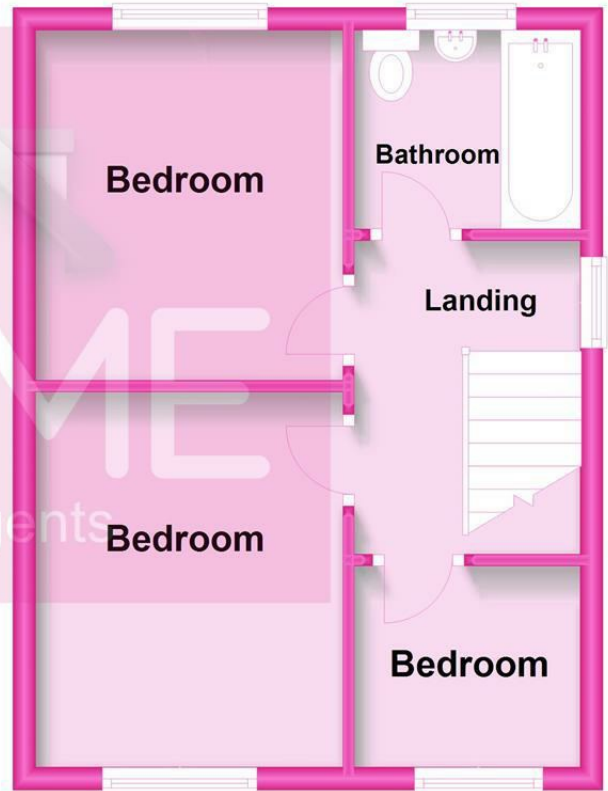
Ground Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



Total area: approx. 62.1 sq. metres (668.6 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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