



## 1 Clifford Street Eccles Manchester M30 7HE

### Offers over £175,000

AVAILABLE WITH NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this well presented and much improved three bedroom end terrace property located in a popular Eccles location! Accommodation comprises hallway, lounge, modern open plan kitchen/diner, three bedrooms and a fitted bathroom suite. The property is gas central heated and double glazed. Externally there is a good sized yard area to the rear. Available with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Lounge
- Modern fitted bathroom
- Popular Eccles position
- Three bedroom end terrace property
- Kitchen/diner
- Yard to the rear
- Hallway
- Three bedrooms
- Great location for transport links



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### Hallway

Lounge 16'6 x 10'2 (5.03m x 3.10m)

Breakfast kitchen 13'7 x 10'9 (4.14m x 3.28m)

### Shaped landing

Bedroom One 13'5 x 10'0 (4.09m x 3.05m)

Bedroom Two 9'2 x 7'2 (2.79m x 2.18m)

Bedroom Three 7'9 x 7'8 (2.36m x 2.34m)

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 900 years commencing 1898. There is an annual ground rent payable of £18.00 approx.

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

The current EPC rating is TBC.

### IMPORTANT INFORMATION -

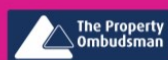
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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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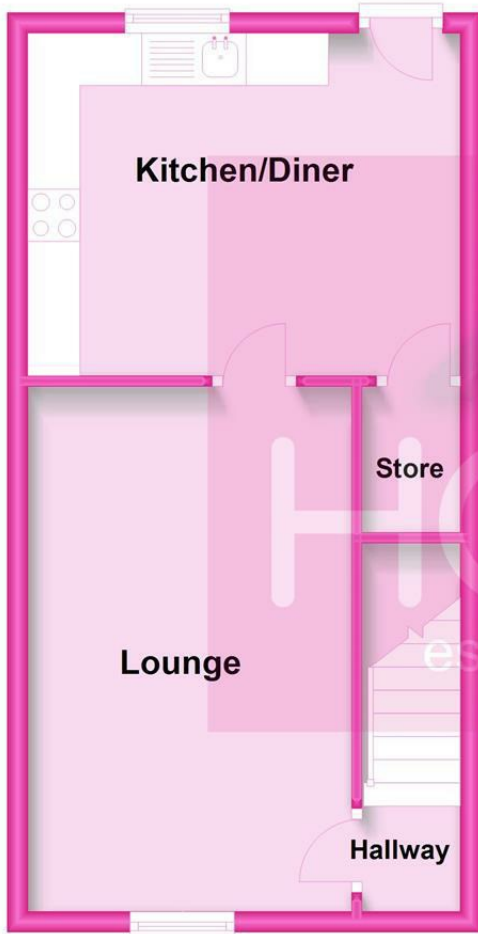
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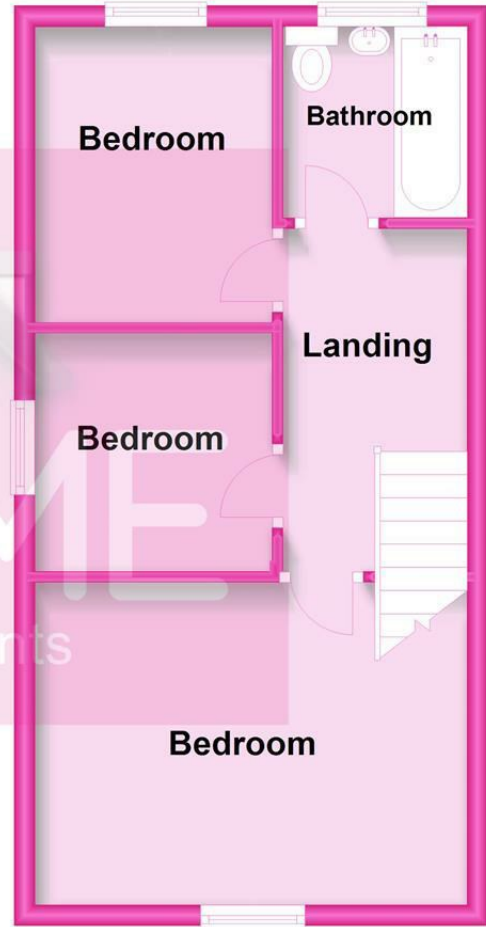
## Ground Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 69.6 sq. metres (749.3 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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