



## 779 Liverpool Road Eccles Manchester M30 7LA

### Offers over £190,000

CALLING ALL FIRST TIME BUYERS! IMMACULATE HOME! HOME ESTATE AGENTS are delighted to offer for sale this immaculate and much improved, two bedroom end terrace property. This period end terrace property underwent a scheme of modernisation to our clients exacting standards when they purchased the property approx. 14 years ago and is now offers a mix of modern and traditional features throughout. The property comprises porch, hallway, bay-fronted lounge, dining room, modern fitted kitchen with pantry area, utility room, downstairs W/C, shaped landing, two double bedrooms and a great size four piece bathroom suite with separate shower and freestanding bath. The property boasts gas central heating and double glazing. Externally there is a paved palisade to the front whilst to the rear there is a well maintained garden with paved patio and lawn area. Well positioned for access to the Trafford Centre, Eccles, Irlam and Urmston the property benefits from the local amenities on offer. To arrange your viewing, call HOME on 01617898383!

- CALLING ALL FIRST TIME BUYERS!
- Immaculate two double bedroom end terrace
- Period end terrace property
- Hallway
- Bay-fronted lounge
- Dining room
- Modern fitted kitchen with utility room and W/C
- Great size four piece bathroom suite
- Garden to the rear
- Close To the Trafford Centre and motorway links!



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**Porch**

**Hallway**

**Lounge 14'5 x 10'5 (4.39m x 3.18m)**

**Dining room 14'7 x 11'2 (4.45m x 3.40m)**

**Kitchen 8'7 x 8'6 (2.62m x 2.59m)**

**Utility Room 5'1 x 4'7 (1.55m x 1.40m)**

**W/C 4'5 x 2'8 (1.35m x 0.81m)**

**Shaped landing**

**Bedroom One 14'2 x 12'0 (4.32m x 3.66m)**

**Bedroom Two 11'8 x 9'2 (3.56m x 2.79m)**

**Bathroom 8'9 x 8'7 (2.67m x 2.62m)**

**Sales info**

We are advised that the property is Freehold. We are advised that there is an annual rent charge payable which is £8.00pa.

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

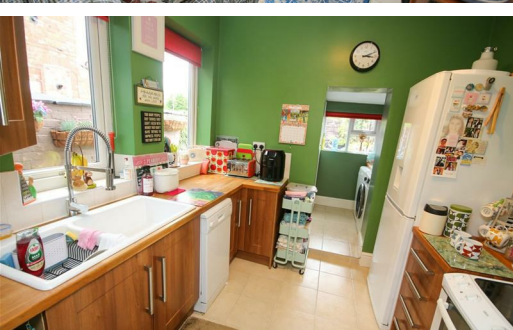
The current EPC rating is E.

**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

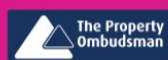
specialist. All sizes quoted are approximate.

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. 46.7 sq. metres (502.5 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 88.4 sq. metres (951.5 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>		
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