



10 Foxhill Road Eccles Manchester M30 7PR

Offers over £245,000

FOUR BEDROOM FAMILY HOME! HOME ESTATE AGENTS are thrilled to offer for sale this immaculate and recently improved four bedroom semi detached family home. The property comprises hallway, lounge, open plan kitchen/diner with modern recently fitted kitchen, shaped landing, four bedrooms and a modern fitted bathroom with corner bath. The property offers double glazed and gas central heating. Externally there are two separate driveways providing off road parking for two vehicles and to the rear there is a great size garden with paved patio area, sizeable lawn garden with seating area and brickbuilt storage. The rear garden has the added benefit of not being overlooked and is sheltered by established trees and shrubs. To view the property call HOME On 01617898383!

- FOUR BEDROOM FAMILY HOME!
- Hallway
- Modern fitted kitchen
- Two separate car spaces to the front
- Great size rear garden
- Good size lounge
- Four generous bedrooms
- Immaculate condition throughout
- Open plan kitchen diner with views over the garden
- Modern fitted bathroom suite



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Hallway

Lounge 17'6 x 12'6 (5.33m x 3.81m)

Kitchen/diner 24'7 x 8'8 (7.49m x 2.64m)

Shaped landing

Bedroom One 14'8 x 9'1 (4.47m x 2.77m)

Bedroom Two 12'4 x 9'0 (3.76m x 2.74m)

Bedroom Three 8'9 x 7'4 (2.67m x 2.24m)

Bedroom Four 9'7 x 6'3 (2.92m x 1.91m)

Bathroom 7'3 x 6'7 (2.21m x 2.01m)

Sales info

We are advised that the property is Freehold.

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

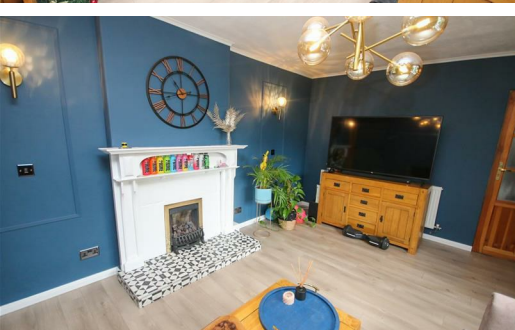
The current EPC rating is C.

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.

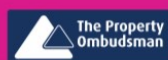
Making an offer: if you are interested in this property, please contact us at the

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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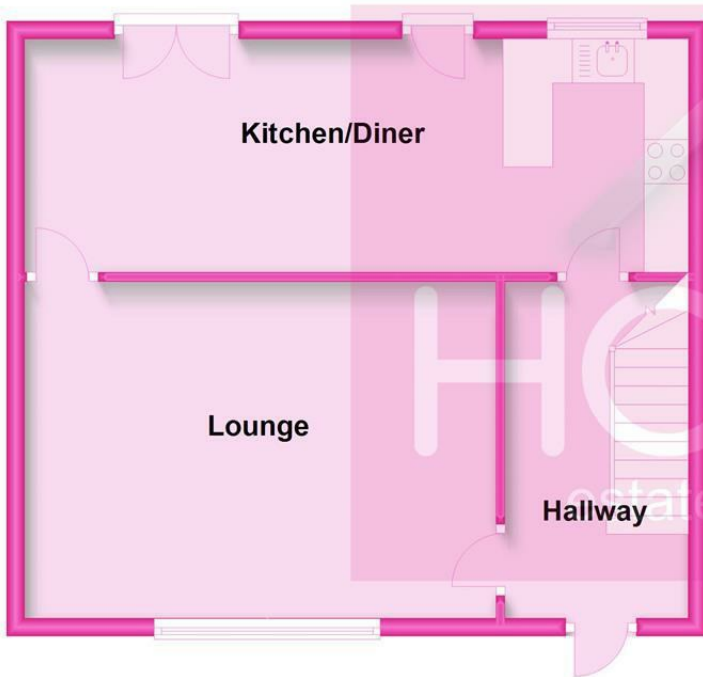
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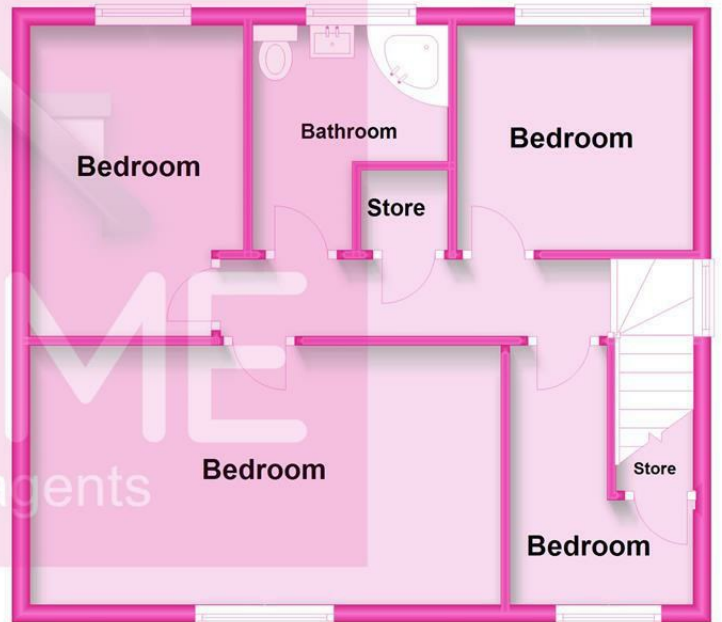
Ground Floor

Approx. 49.0 sq. metres (527.6 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.5 sq. feet)



Total area: approx. 97.6 sq. metres (1050.2 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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