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Monton Office

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73 Trafford Road Eccles Manchester M30 0JT
£230,000

POPULAR ECCLES POSITION! HOME ESTATE AGENTS are thrilled to offer for sale this spacious, three bedroom period terrace property which is located in a popular Eccles position. Close to local transport links and Eccles town centre, the property is well positioned to appreciate the local amenities on offer. The property comprises porch, hallway, bay-fronted lounge, dining room, great size modern fitted kitchen, shaped landing, three bedrooms and a fitted bathroom suite. The property is heated via gas central heating and has wooden single glazed windows. Externally there is a paved palisade whilst to the rear there is a private, enclosed garden area. Call HOME On 01617898383 to arrange your viewing!

- SPACIOUS PERIOD PROPERTY!
- Dining room
- Fitted bathroom suite
- Close to Eccles and local transport links into Manchester!
- Porch and hallway
- 16ft fitted kitchen with access to the garden
- Private garden to the rear
- Bay-fronted lounge
- Three good size bedrooms
- Wooden single glazing and gas central heating



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Vestibule

Lounge 13'2 x 10'2 (4.01m x 3.10m)

Dining room 13'4 x 13'2 (4.06m x 4.01m)

Kitchen 16'0 x 9'8 (4.88m x 2.95m)

Shaped landing

Bedroom One 14'6 x 11'8 (4.42m x 3.56m)

Bedroom Two 13'5 x 10'2 (4.09m x 3.10m)

Bedroom Three 11'0 x 9'9 (3.35m x 2.97m)

Bathroom 7'1 x 7'1 (2.16m x 2.16m)

Sales info

We are advised that the property is leasehold. We are advised that the initial term of the lease granted was 999 years commencing 1897. We are advised that there is an annual ground rent of £4.00.

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

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

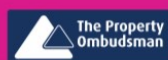
approximate.

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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Ground Floor

Approx. 54.3 sq. metres (584.9 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.7 sq. feet)



Total area: approx. 109.4 sq. metres (1177.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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