



Flat 1 Ellesmere Lodge 28 Ellesmere Road Eccles Manchester M30 9RT

£170,000

GROUND FLOOR POSITION IN NEED OF REFURBISHMENT! NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this two double bedroom ground floor apartment located on this popular Ellesmere Park development. The property, which is need of renovation, comprises vestibule, hallway with storage, open plan living space with lounge, dining area and fitted kitchen, two double bedrooms, en-suite shower room and separate bathroom. The property offers double glazing and is heated via electric heaters. There is allocated parking which is accessed via electronic gates. Ideally offered with NO VENDOR CHAIN! If you are looking for a project to create your dream apartment Call HOME On 01617898383 to arrange your viewing!

- IN NEED OF FULL REFURBISHMENT
- Vestibule and hallway
- En-Suite shower room to the master bedroom
- NO VENDOR CHAIN!
- Ground floor apartment
- Open plan lounge/kitchen/dining room
- Double glazed and electric heaters
- Two double bedrooms
- Fitted bathrom suite
- Gated and allocated parking space



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Vestibule

Hallway

Open plan lounge/dining and kitchen 24'4 x 12'7 (7.42m x 3.84m)

Bedroom One 14'8 x 10'3 (4.47m x 3.12m)

En-Suite 7'2 x 5'2 (2.18m x 1.57m)

Bedroom Two 12'9 x 10'5 (3.89m x 3.18m)

Bathroom 6'8 x 5'5 (2.03m x 1.65m)

Sales info

We are advised that the property is leasehold. We are advised that there is currently a monthly service charge payable of £164.55. There is also an annual ground rent payable of approx. £250.00.

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

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.

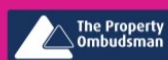
Making an offer: if you are interested in this property, please contact us at the

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.



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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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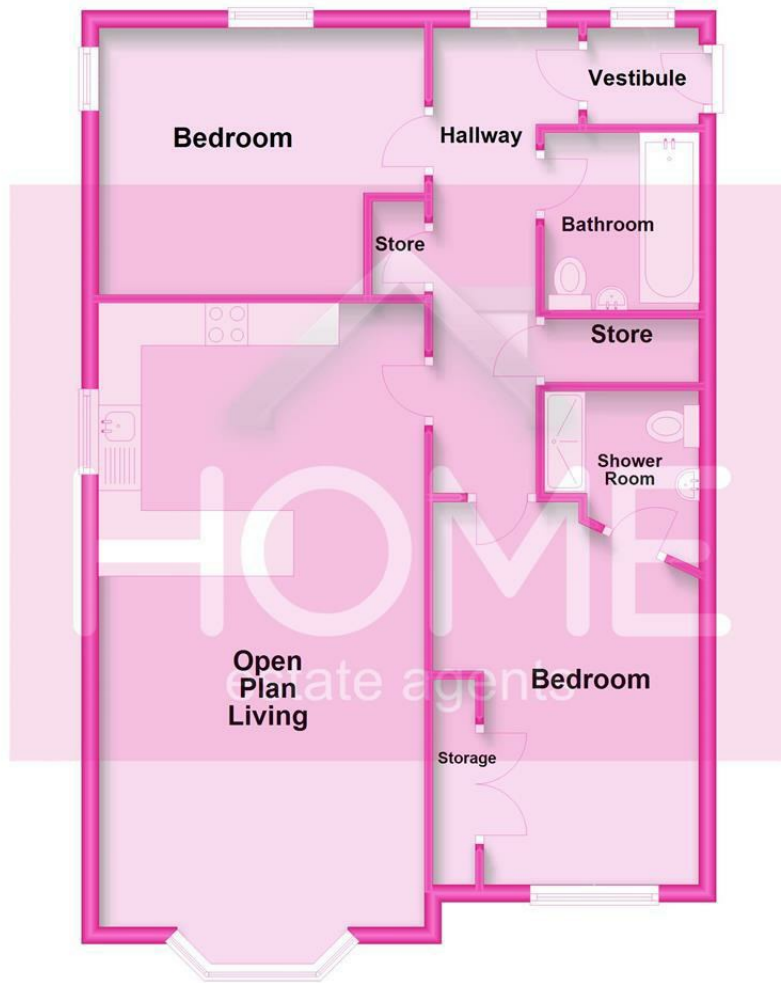
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Ground Floor

Approx. 73.0 sq. metres (785.8 sq. feet)



Total area: approx. 73.0 sq. metres (785.8 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		
England & Wales	EU Directive 2002/91/EC	

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