



109 Parrin Lane Eccles Manchester M30 8AZ

Offers over £175,000

NO VENDOR CHAIN! ADD YOUR OWN STAMP! CAR PORT TO THE REAR! HOME ESTATE AGENTS are pleased to be instructed to offer this good size, two double bedroom terrace property. Within a short walk to the desirable Monton Road with its shops, bars and ever improving amenities the property is well positioned. The property, which offers the opportunity to create your dream property, comprises porch, hallway, bay-fronted lounge, dining room, fitted kitchen, shaped landing, two DOUBLE bedrooms and a fitted bathroom. 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 garden with access to the rear parking space and car port. Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to arrange your viewing!

- NO VENDOR CHAIN!
- ADD YOUR OWN STAMP!
- Two double bedroom period terrace
- Porch and hallway
- Bay-fronted lounge
- Dining room
- Fitted kitchen
- Fitted bathroom
- Garden to rear
- Parking with car port to the rear



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Porch 3'4 x 3'1 (1.02m x 0.94m)

Hallway 14'1 x 3'1 (4.29m x 0.94m)

Lounge 14'8 x 10'9 (4.47m x 3.28m)

Dining room 14'4 x 11'7 (4.37m x 3.53m)

Kitchen 10'8 x 9'1 (3.25m x 2.77m)

Shaped landing

Bedroom One 14'5 x 11'9 (4.39m x 3.58m)

Bedroom Two 15'0 x 9'4 (4.57m x 2.84m)

Bathroom 10'7 x 8'8 (3.23m x 2.64m)

Sales info

We are advised that the property is Freehold.

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

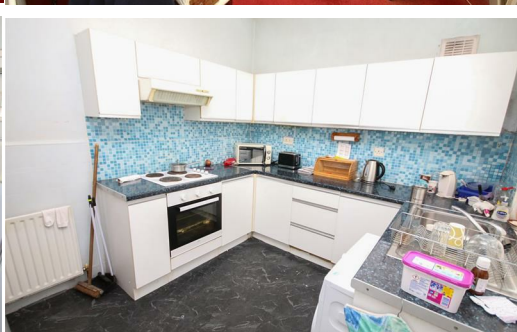
The current EPC rating is TBC

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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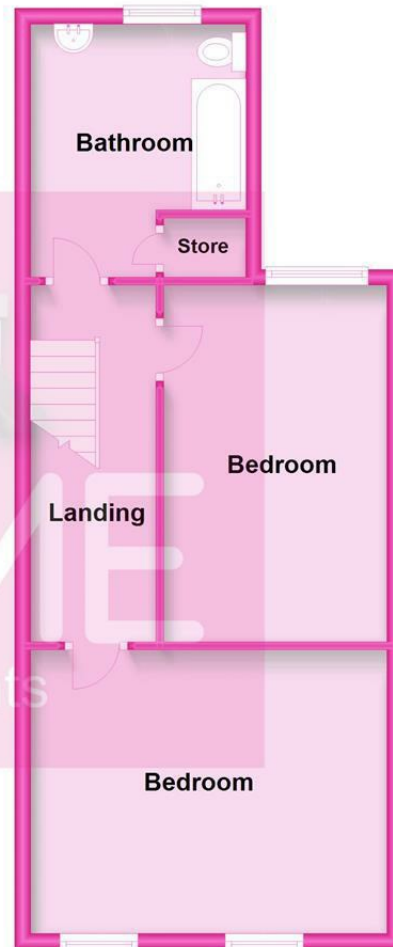
Ground Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



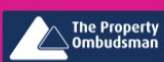
Total area: approx. 94.8 sq. metres (1020.0 sq. feet)

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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