



40 Bell Terrace Eccles M30 7AS

Offers over £130,000

SELF CONTAINED FLAT! HOME ESTATE AGENTS are pleased to offer for sale this well presented and much improved two bedroom, self contained first floor flat. Situated in a cul de sac position and with its own entrance the property offers a great opportunity to purchase accommodation with no shared hallways. The property comprises from private entrance hallway with built in storage, stairs, lounge, modern fitted kitchen diner, two bedrooms both with fitted wardrobes and a modern shower room. The property is double glazed and gas central heated. Externally there is access to the communal gardens. Close to The Trafford Centre and transport links to Eccles and Manchester City Centre. Call HOME on 01617898383 to view the property!

- Two bedroom first floor flat
- Self contained flat
- Entrance hallway with storage and stairs to the flat
- Lounge
- Fitted modern breakfast kitchen
- Fitted wardrobes to the master bedroom
- Modern fitted shower room
- Popular Eccles Location
- Close to The Trafford Centre
- Parking available

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Entrance hallway

First floor landing

Lounge 14'8 x 9'2 (4.47m x 2.79m)

Kitchen 14'9 x 9'0 (4.50m x 2.74m)

Bedroom One 10'6 x 10'7 (3.20m x 3.23m)

Bedroom Two 9'3 x 9'3 (2.82m x 2.82m)

Shower room 7'1 x 5'6 (2.16m x 1.68m)

Sales info

We are advised that the property is leasehold. We are advised that the initial term of the lease was granted for 125 years commencing May 1990.

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

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.

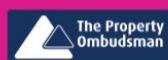
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could

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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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

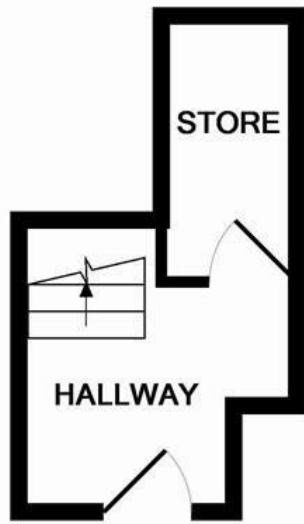


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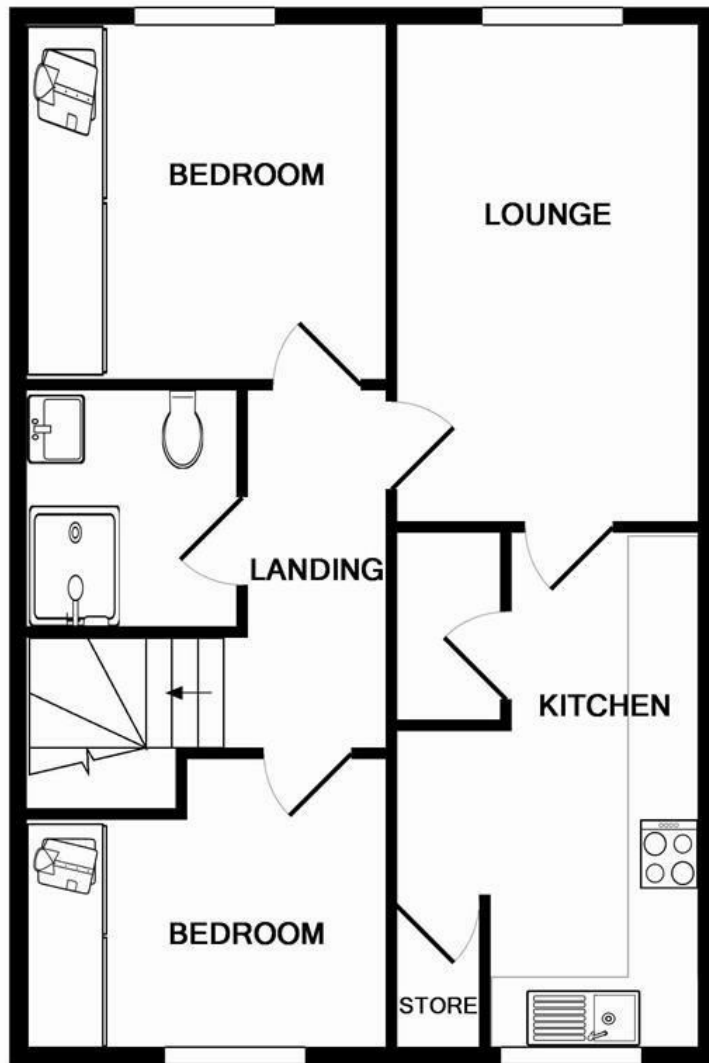
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

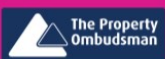
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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>			
England & Wales	EU Directive 2002/91/EC		



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