



60 Catherine Street Eccles Manchester M30 8JB

Offers over £250,000

FANTASTIC CORNER PLOT....CHECK OUT THE GARDENS! HOME ESTATE AGENTS are delighted to offer for sale this well presented and much improved three bedroom semi detached property occupying a sizeable corner plot! The accommodation comprises hallway, lounge, open plan kitchen/diner with central island, downstairs W/C, shaped landing, three bedrooms and a modern fitted bathroom. The property offers double glazing and gas central heating. Externally there is a fantastic size corner plot which has the added potential to extend the property (subject to local planning being granted) with gardens to the front, side and rear along with ample off road parking to the front. Call HOME on 01617898383 to view!

- GREAT SIZE CORNER PLOT!
- Lounge
- Rear shed/storage area
- Fantastic size gardens to the front, side and rear!
- Spacious three bedroom semi detached
- Kitchen with central island and breakfast bar
- Modern fitted bathroom suite
- Hallway
- Storage and downstairs W/C
- Ample off road parking



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Hallway

Lounge 15'2 x 13'5 (4.62m x 4.09m)

Kitchen 15'4 x 13'5 (4.67m x 4.09m)

W/C 5'0 x 2'5 (1.52m x 0.74m)

Storage 7'9 x 2'6 (2.36m x 0.76m)

Shaped landing

Bedroom One 14'3 x 10'8 (4.34m x 3.25m)

Bedroom Two 13'3 x 9'6 (4.04m x 2.90m)

Bedroom Three 10'3 x 7'4 (3.12m x 2.24m)

Bathroom 6'1 x 5'9 (1.85m x 1.75m)

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 D.

IMPORTANT INFORMATION -

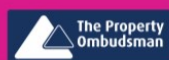
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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.

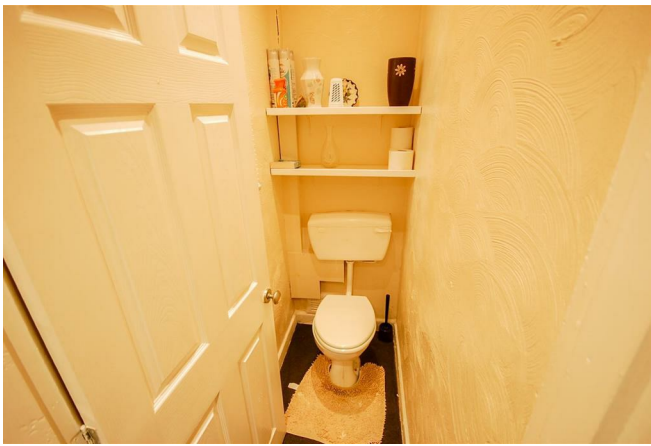


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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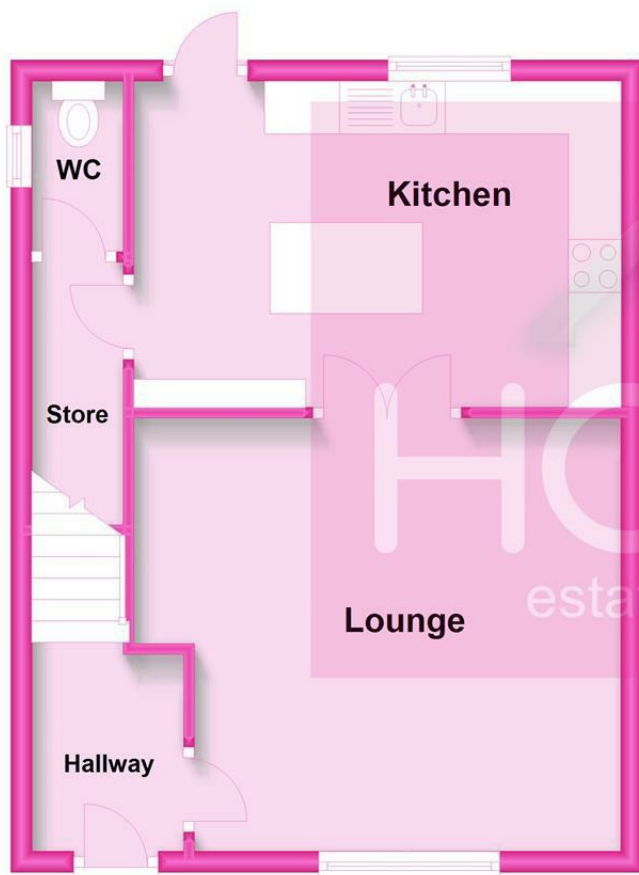
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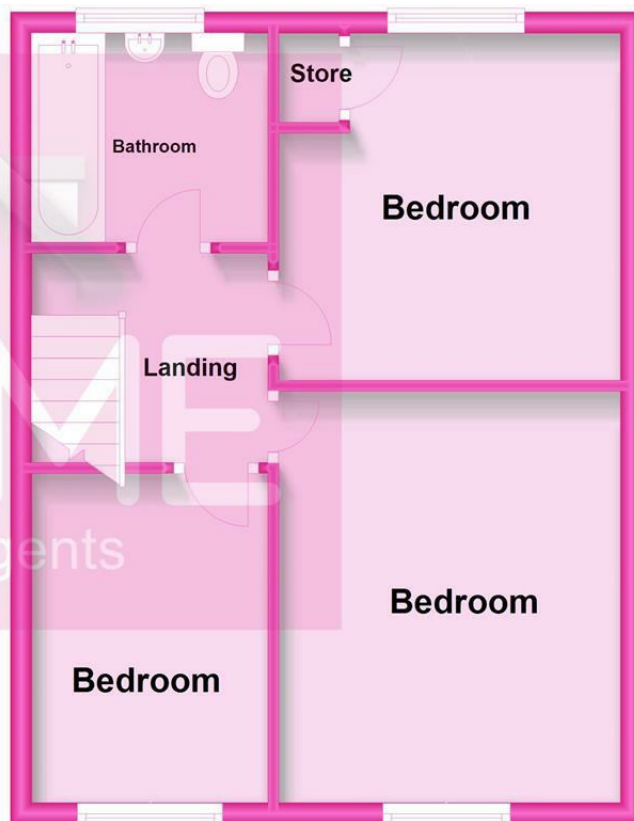
Ground Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



Total area: approx. 81.3 sq. metres (874.9 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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