



41 Andover Street Eccles Manchester M30 8PU

£170,000

AVAILABLE WITH NO VENDOR CHAIN!! HOME ESTATE AGENTS are delighted to offer for sale this two bedroom terrace property which has the added bonus of a useful LOFT ROOM! Accommodation comprises from lounge, dining room, modern fitted kitchen, two bedrooms and a modern fitted bathroom suite PLUS the useful loft room which could be used as office space or playroom! The property offers double glazing and gas central heating. Externally there is a yard area to the rear! Centrally located with access to the M60 motorway network, Eccles and the surrounding areas! Available with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- AVAILABLE WITH NO VENDOR CHAIN!
- Lounge
- Modern fitted bathroom suite
- Yard to rear!
- Two bedroom terrace property
- Dining room
- Popular location
- Useful LOFT room
- Modern fitted kitchen
- Close to Beech Street School

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Lounge 13'10 x 11'2 (4.22m x 3.40m)

Dining room 14'11 x 11'2 (4.55m x 3.40m)

Kitchen 10'01 x 6'09 (3.07m x 2.06m)

Shaped landing

Bedroom One 13'0 x 11'2 (3.96m x 3.40m)

Bedroom Two 8'10 x 5'7 (2.69m x 1.70m)

Bathroom 9'02 x 5'05 (2.79m x 1.65m)

Loft room 10'11 x 9'3 (3.33m x 2.82m)

Photos

Please note that the photos shown are prior to the current tenant taking occupation therefore a viewing is essential before considering an offer.

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

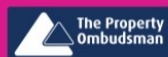
approximate.

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. 34.2 sq. metres (368.0 sq. feet)



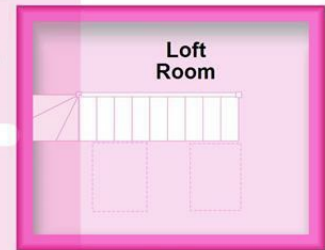
First Floor

Approx. 28.3 sq. metres (304.8 sq. feet)



Second Floor

Approx. 8.9 sq. metres (95.6 sq. feet)



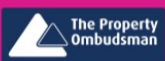
Total area: approx. 71.4 sq. metres (768.4 sq. feet)

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			
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