



61 Preston Avenue Eccles Manchester M30 0DZ

Offers over £280,000

“TUCKED AWAY” LARGE END PLOT POSITION! HOME ESTATE AGENTS are delighted to offer for sale this well presented three bedroom end terrace property located in a cul de sac position surrounded by well maintained gardens and mature trees. Access to the property can be gained from Half Edge Lane, Ellesmere Park by foot or Preston Avenue by vehicle and is situated at the end of the cul de sac. The property comprises porch, hallway, downstairs W/C, through lounge/diner, conservatory to the side, modern fitted kitchen, shaped landing, three bedrooms and a recently fitted bathroom suite. Externally there are gardens to the rear and side with feature brick wall and substantial chalet-style shed with power and lighting. To the front of the property there are the communal, well maintained gardens with an annual maintenance charge of £50.00 per annum. There is also a single garage included in the sale (on a leasehold basis) which is located on Preston Avenue with parking also available. The property offers gas central heating and double glazing. In 2018, a new roof was installed with a 25 year guarantee, and the property had a full re-wire with an electrical installation certificate available. To view, Call HOME on 01617898383!

- PRIVATE, CORNER POSITION!
- Three bedroom end terrace property
- Much improved and recently modernised
- Porch and hallway with W/C
- Through lounge with views overlooking the green
- Modern fitted kitchen
- Great size P shape conservatory
- Modern fitted bathroom
- Gardens to the front and walled, private gardens to the side and rear
- Separate, single garage included

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Porch 8'1 x 3'2 (2.46m x 0.97m)

Hallway 5'8 x 5'6 (1.73m x 1.68m)

W/C 3'9 x 2'7 (1.14m x 0.79m)

Lounge 23'3 x 11'7 (7.09m x 3.53m)

Kitchen 12'9 x 9'8 (3.89m x 2.95m)

Conservatory 20'3 x 16'0 (6.17m x 4.88m)

Shaped landing

Bedroom One 11'8 x 10'6 (3.56m x 3.20m)

Bedroom Two 12'6 x 12'0 (3.81m x 3.66m)

Bedroom Three 9'2 x 8'0 (2.79m x 2.44m)

Bathroom 7'1 x 5'4 (2.16m x 1.63m)

Sales info

We are advised that the property is Freehold. Please note that the garage is on a separate leasehold agreement and will be included in the sale of the property. Although leasehold, no ground rent has been collected on the garage in a term of 15 years since the freehold was purchased.

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

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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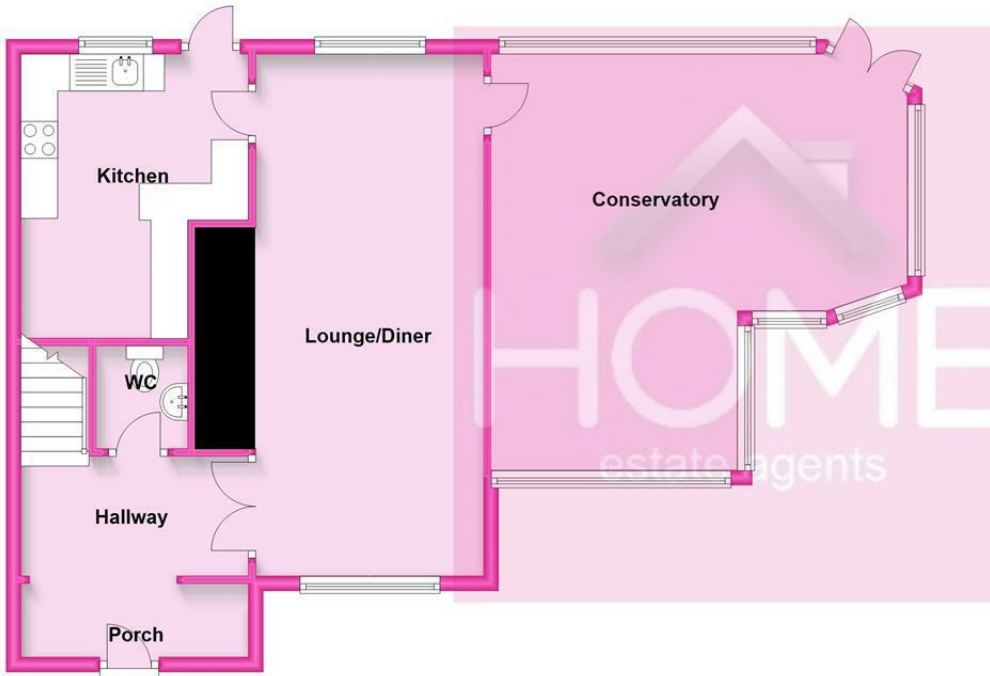
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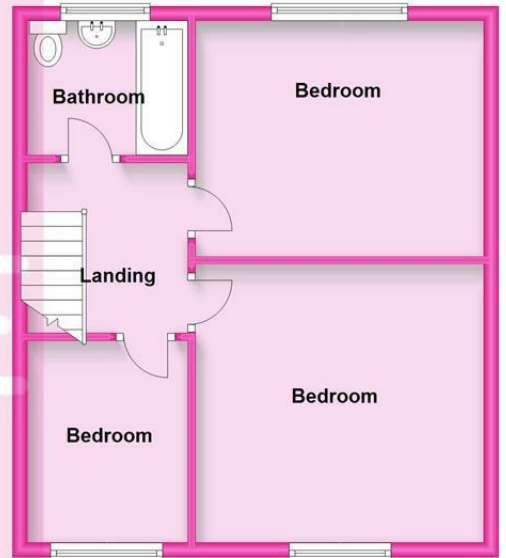
Ground Floor

Approx. 74.9 sq. metres (805.7 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



Total area: approx. 118.7 sq. metres (1278.1 sq. feet)

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>			
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