



## 382 Worsley Road Eccles Manchester M30 8JA

### Offers over £195,000

CALLING ALL FIRST TIME BUYERS! HOME ESTATE AGENTS are delighted to offer for sale this immaculately presented and much improved terrace property which is well positioned between both Worsley and Monton. The property, which has recently been updated throughout, offers hallway, lounge, dining room, modern fitted kitchen, shaped landing, two bedrooms and a modern high quality bathroom suite. The property is double glazed and gas central heated. Externally there is a paved garden, ideal for one car, and to the rear there is a generous size garden with paved patio area. Ideally offered with NO VENDOR CHAIN and offering a true turn key property call HOME on 01617898383 to arrange your viewing!

- PERFECT FIRST TIME BUY!
- Hallway
- Modern fitted kitchen
- PAVED TO THE FRONT (suitable for one car) AND GARDEN TO THE REAR
- Two bedroom terrace
- Lounge
- Two bedrooms
- Recently updated throughout!
- Dining room
- Modern fitted bathroom suite



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)

### Hallway

**Lounge 11'6 x 10'4 (3.51m x 3.15m)**

**Dining room 13'8 x 12'2 (4.17m x 3.71m)**

**Kitchen 12'0 x 6'8 (3.66m x 2.03m)**

### Shaped landing

**Bedroom One 13'8 x 10'11 (4.17m x 3.33m)**

**Bedroom Two 11'1 x 7'3 (3.38m x 2.21m)**

### Bathroom

#### Sales info

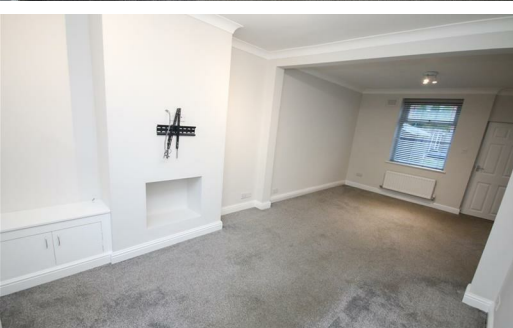
We are advised that the property is leasehold. We are advised that the term of the lease was granted for 999 years commencing 1865 and there is a ground rent of approx. £6.00 per annum payable. We are advised that the current council tax band is band A. The current EPC rating is D.

#### 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.

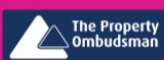
Making an offer: if you are interested in this property, please contact us at the

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.



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)



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





**LOCAL EXPERTS THAT GET YOU MOVING**

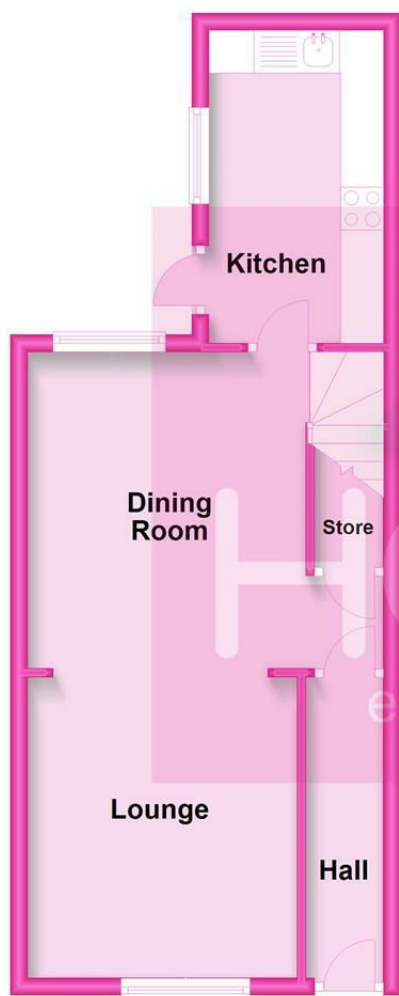
 [www.homestateagents.com](http://www.homestateagents.com)



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

## Ground Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



## First Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



Total area: approx. 68.4 sq. metres (736.4 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

LOCAL EXPERTS THAT GET YOU MOVING

[www.homeestateagents.com](http://www.homeestateagents.com)