



13 Thirkhill Place Clarendon Road Eccles Manchester M30 9AA

Offers over £120,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are thrilled to offer for sale this well presented and well positioned two bedroom first floor flat. Located close to Eccles and Monton with its various transport links, shops, bars and restaurants the property is conveniently positioned! The property comprises hallway with storage, lounge with open plan dining and kitchen area, two bedrooms and a fitted bathroom suite. The property is heated via gas central heating and is double glazed. Externally there is residents parking available. The property is ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- NO VENDOR CHAIN!
- Open plan lounge/diner
- First floor position
- Close to Eccles town centre!
- First floor, two bedroom flat
- Fitted kitchen
- Development parking available
- Hallway with storage
- Fitted bathroom suite
- Gas central heated and double glazed

Hallway

Lounge 14'5 x 9'3 (4.39m x 2.82m)

Kitchen 10'3 x 7'8 (3.12m x 2.34m)

Bedroom One 11'0 x 9'6 (3.35m x 2.90m)

Bedroom Two 9'4 x 6'5 (2.84m x 1.96m)

Bathroom 6'7 x 5'5 (2.01m x 1.65m)

Sales info

We are advised that the property is leasehold. We are advised that the length of the lease was granted for 999 years commencing 1977. There is an annual ground rent of £10.00 and a monthly service charge of £114.00.

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

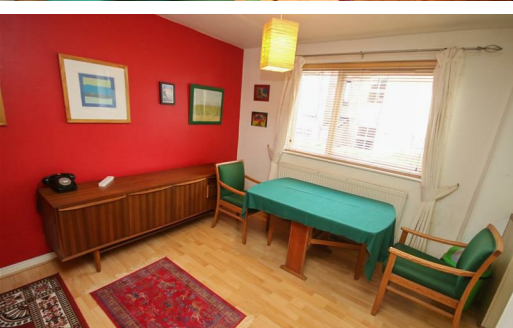
The current EPC rating is C

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 and floorplans are approximate and are for illustration only.

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 and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



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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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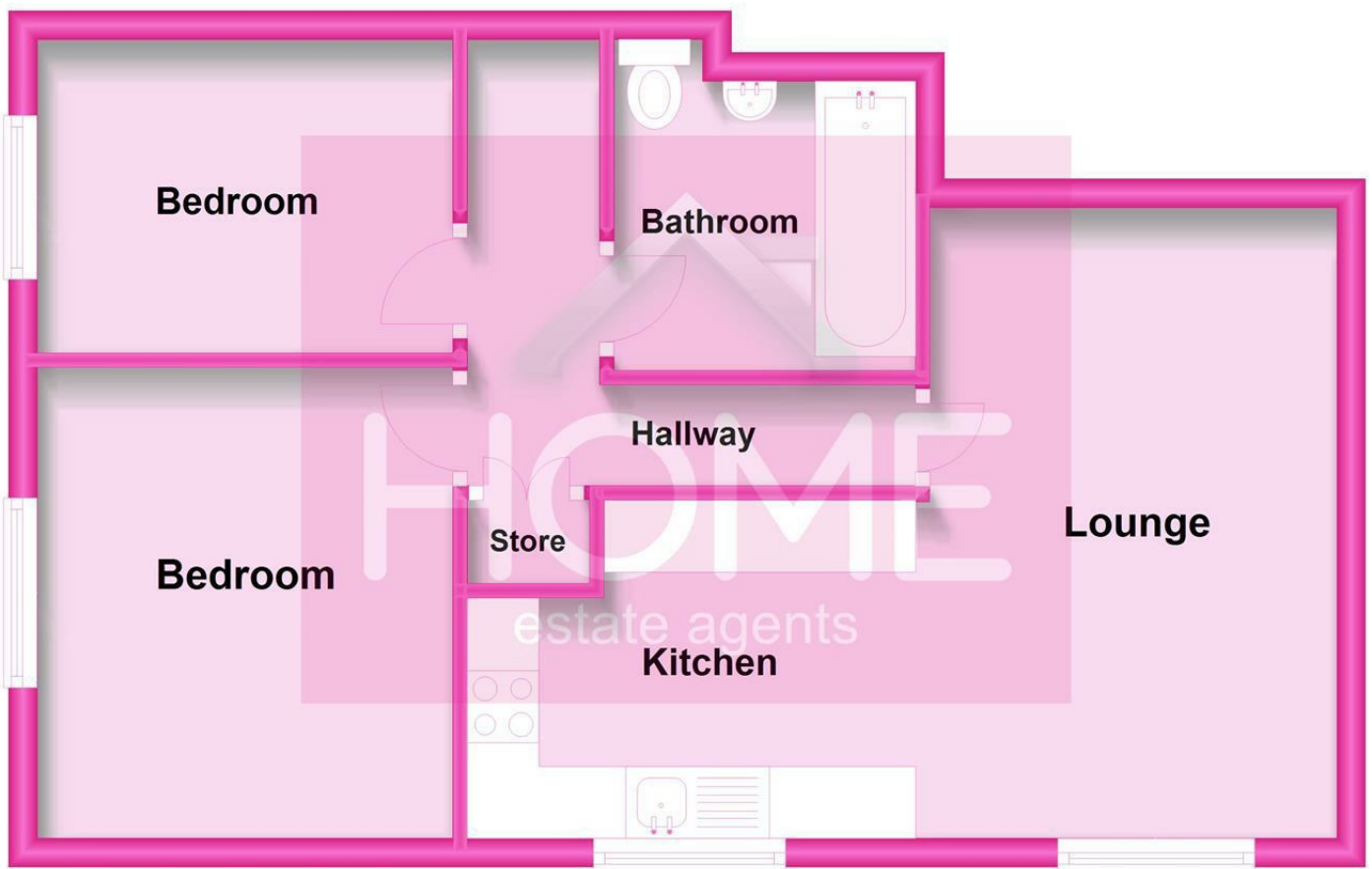
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Ground Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



Total area: approx. 46.4 sq. metres (499.7 sq. feet)

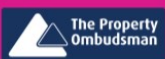
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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