



386 Worsley Road Eccles Manchester M30 8JA

£195,000

CALLING ALL FIRST TIME BUYERS! NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this recently updated and well presented terrace property which is well positioned between both Worsley and Monton. The property, which has recently been redecorated throughout. Offering 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 to the front, and to the rear there is a paved yard and generous size garden with paved patio area. Ideally offered with NO VENDOR CHAIN. Call HOME on 01617898383 to arrange your viewing!

- NO VENDOR CHAIN!
- Lounge
- Stunning bathroom suite!
- Close to shops, Monton and Worsley!
- Two bedroom terrace property
- Dining room
- Yard and further garden to the rear
- Hallway
- Modern, recently updated kitchen
- Paved off road parking space to the front



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Hallway

Lounge 13'8 x 11'0 (4.17m x 3.35m)

Dining room 10'9 x 10'4 (3.28m x 3.15m)

Kitchen 12'1 x 6'6 (3.68m x 1.98m)

Shaped landing

Bedroom One 14'6 x 11'0 (4.42m x 3.35m)

Bedroom Two 11'4 x 7'9 (3.45m x 2.36m)

Bathroom 8'2 x 6'9 (2.49m x 2.06m)

Sales info

We are advised that the property is leasehold. The initial term of the lease was granted for 999 years commencing December 1865. The annual ground rent is approx. £1.04 per annum.

We are advised that the current council tax band is 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 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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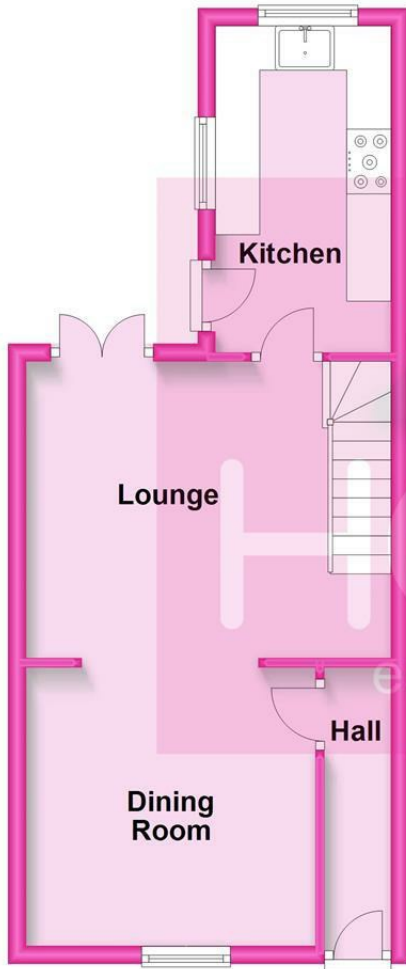
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Ground Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.4 sq. feet)



Total area: approx. 61.8 sq. metres (665.4 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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