



25 Caledonian Drive Eccles Manchester M30 0SX

Offers over £215,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this well presented two bedroom semi detached property. The property comprises of lounge with open plan staircase, fitted kitchen which opens to a large conservatory. To the upstairs of the property there are two generous sized bedrooms. The fitted three piece bathroom suite has a Jacuzzi bath and shower. Externally there is a garden to the front of the property which also offers off-road parking and the rear garden is private due to mature trees and has been previously landscaped. The property is fully double glazed and has the benefit of gas central heating. The property is situated in a quiet cul-de-sac location near the banks of the historic Manchester Ship Canal and short stroll to The Trafford Centre. Call HOME on 01617898383 to view!

- AVAILABLE WITH NO VENDOR CHAIN!
- Fitted kitchen
- Fitted bathroom
- Cul de sac position
- Two bedroom semi detached
- Large Conservatory to the rear
- Gardens front & rear
- Lounge with open plan staircase
- Two bedrooms
- Off Road Parking



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Hallway

Lounge 18'2 x 11'9 (5.54m x 3.58m)

Kitchen 11'9 x 7'10 (3.58m x 2.39m)

Conservatory

Shaped landing

Bedroom One 12'2 x 11'9 (3.71m x 3.58m)

Bedroom Two 11'9 x 7'11 (3.58m x 2.41m)

Bathroom

Sales info

We are advised that the property is leasehold. We are advised that the initial term of the lease was granted for 999 years commencing July 1990. We are advised that the ground rent is approx. £40.00 per annum.

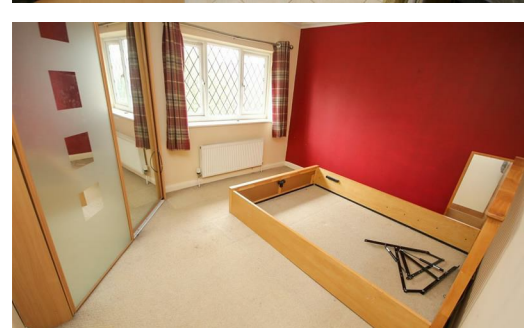
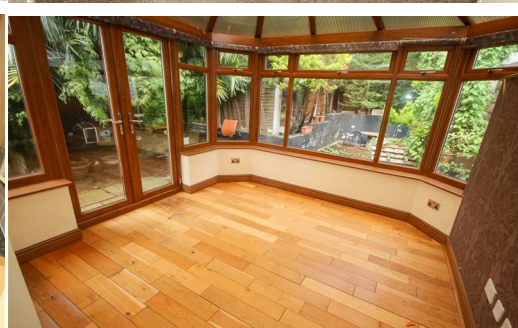
We are advised that the current council tax band is band B.

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 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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Ground Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



Total area: approx. 71.1 sq. metres (765.2 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 (CO₂) 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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