

Urmston Office

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Monton Office

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66 Elleray Road Salford M6 7GZ
Offers over £250,000

OVERLOOKING THE BOWLING GREEN TO THE FRONT! NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this immaculate and well positioned three bedroom terrace property which has the added bonus of overlooking the bowling green! Ideally offered with NO VENDOR CHAIN the property comprises hallway, lounge, dining room, modern fitted kitchen, shaped landing, three DOUBLE bedrooms and modern fitted bathroom suite. There is also a useful storage cellar to the lower ground floor of the property. Externally there is a yard to the front and rear. Situated in a popular area with great access routes to Manchester City Centre and Salford royal hospital. Call HOME on 01617898383 to view!

- OVERLOOKING THE BOWLING GREEN TO THE FRONT!
- Lounge
- Spacious bedrooms
- Perfect Salford Position!
- Spacious three bedroom terrace property
- Dining room
- Modern fitted bathroom
- Hallway
- Modern fitted kitchen
- Cellar for storage



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Hallway

Lounge 13'8 x 11'6 (4.17m x 3.51m)

Dining room 13'2 x 12'2 (4.01m x 3.71m)

Kitchen 12'7 x 9'2 (3.84m x 2.79m)

Cellar 14'0 x 11'6 (4.27m x 3.51m)

Shaped landing

Bedroom One 15'3 x 12'4 (4.65m x 3.76m)

Bedroom Two 13'2 x 9'7 (4.01m x 2.92m)

Bedroom Three 9'3 x 8'4 (2.82m x 2.54m)

Bathroom 5'8 x 4'9 (1.73m x 1.45m)

Sales info

We are advised that the property is leasehold. There is a ground rent of £2.00 per annum. We are advised that the lease was granted for 999 years commencing 1895.

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.

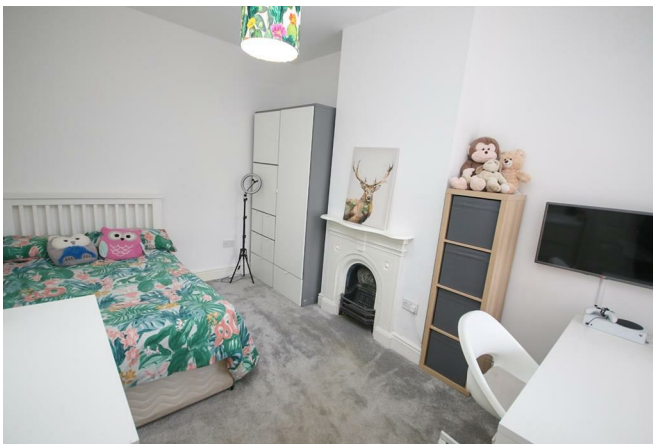


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

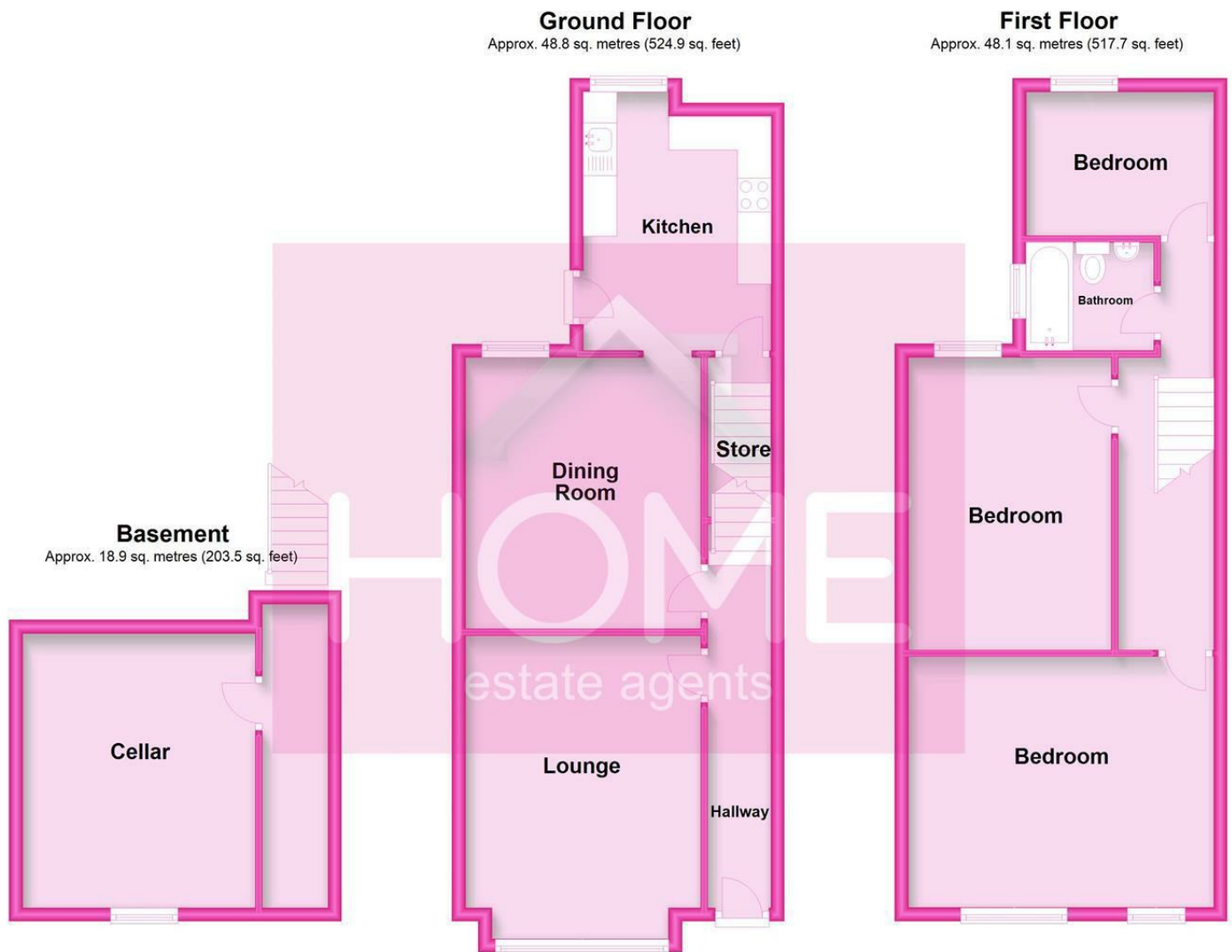


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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