



## 11 Woodfield Grove Eccles Manchester M30 8GL

### Offers over £175,000

AVAILABLE WITH NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this well proportioned two double bedroom terrace which is ideally positioned in a quiet cul-de-sac. The property is situated in a popular location of Eccles due to access to The Trafford center, Eccles town Center, motorway and public transport links. The property comprises from lounge, dining room, fitted kitchen, shaped landing, two double bedrooms and a great size three piece bathroom suite. The property offers gas central heating and double glazing. Externally there is a small front garden whilst to the rear there is a paved yard area. Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Open Plan Lounge / Dining Room
- Paved Rear Garden Area
- Great first time buy or investment
- Mid Terrace Property
- Extended Fitted Kitchen
- Great Location for Transport Links
- Two Double Bedrooms
- Gas Central Heating
- Popular Eccles position



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### Entrance

Timber framed front door leading straight in to the lounge.

### Lounge 14'1 x 10'6 (4.29m x 3.20m)

uPVC double glazed window to the front aspect, feature fireplace with electric fire, single panel radiator and TV point.

### Dining Room 11'02 x 14'1 (3.40m x 4.29m)

uPVC double glazed window to the rear aspect, storage cupboard under-stairs, single panel radiator and TV point

### Kitchen 12'2 x 8'05 (3.71m x 2.57m)

Fitted with wall and base units, roll edge worktops, sink unit, space for fridge freezer, space for washing machine, electric oven and gas hob, double panel radiator, uPVC double glazed window to rear and door to the rear garden.

### Shaped Landing

Open balustrade and loft access

### Bedroom One 10'0" x 14'0" (3.05m x 4.27m)

uPVC double glazed windows to front and a double panel radiators

### Bedroom Two 11'0 x 9'9 (3.35m x 2.97m)

uPVC double glazed window to rear and single panel radiator

### Bathroom 7'8 x 6'0 (2.34m x 1.83m)

Three piece suite comprising from low level W/C, pedestal wash hand basin and paneled bath with shower over.

Tiled to complement, ladder style radiator. uPVC double glazed opaque window to rear.

### Important information

We are advised that the property is Freehold.

Council Tax Band A - A 2024 to 2025

£1,549.63

EPC Rating 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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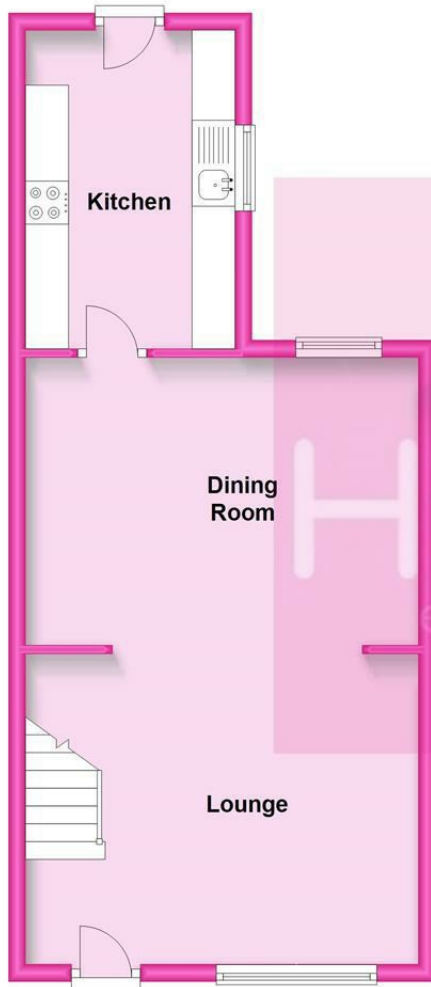


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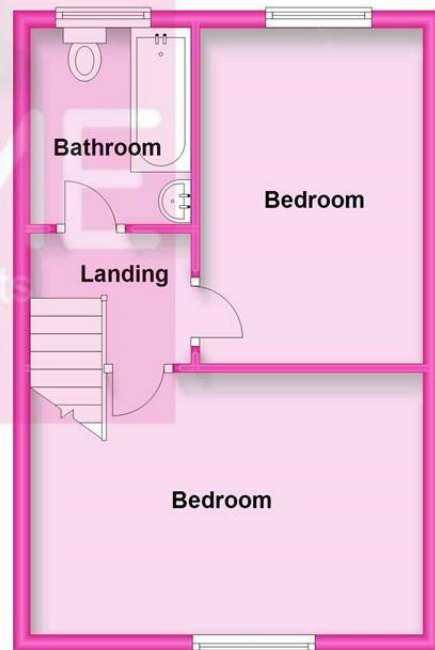
## Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)





## First Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



Total area: approx. 73.9 sq. metres (795.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 

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