

**Urmston Office**

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M41 0TZ  
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**Stretford Office**

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**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
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## 33 Clarendon Crescent Eccles Manchester M30 9AU

### Offers over £295,000

POPULAR LOCATION! HOME ESTATE AGENTS are thrilled to offer for sale this three bedroom DETACHED Property which is located in a well regarded Eccles area. With easy access to Monton, Ellesmere Park, Salford Royal Hospital and the transport hub of Eccles, the property is well positioned! Ideally offered with NO VENDOR CHAIN the property comprises hallway, bay-fronted lounge, dining room, kitchen, shaped landing, three bedrooms and a fitted bathroom suite. The property offers bags of potential for the next owner to create their dream family HOME! With gardens to the front, access to the side and the rear along with a driveway for vehicular access. Call HOME On 01617898383 to arrange your viewing!

- NO VENDOR CHAIN!
- Hallway
- Fitted kitchen and bathroom suite
- Potential to add your own stamp and create your dream family HOME!
- Three bedroom DETACHED property!
- Bay-fronted lounge
- Off road parking
- Popular location!
- Dining room
- Gardens to the front and rear



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### Hallway

Lounge 12'6 x 11'7 (3.81m x 3.53m)

Dining room 12'9 x 11'7 (3.89m x 3.53m)

Kitchen 8'8 x 6'9 (2.64m x 2.06m)

### Shaped landing

Bedroom One 16'2 x 11'8 (4.93m x 3.56m)

Bedroom Two 11'8 x 10'5 (3.56m x 3.18m)

Bedroom Three 8'9 x 6'8 (2.67m x 2.03m)

Bathroom 7'1 x 6'3 (2.16m x 1.91m)

### Sales info

We are advised that the property is Freehold.

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

The current EPC rating is TBC

### 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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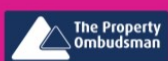
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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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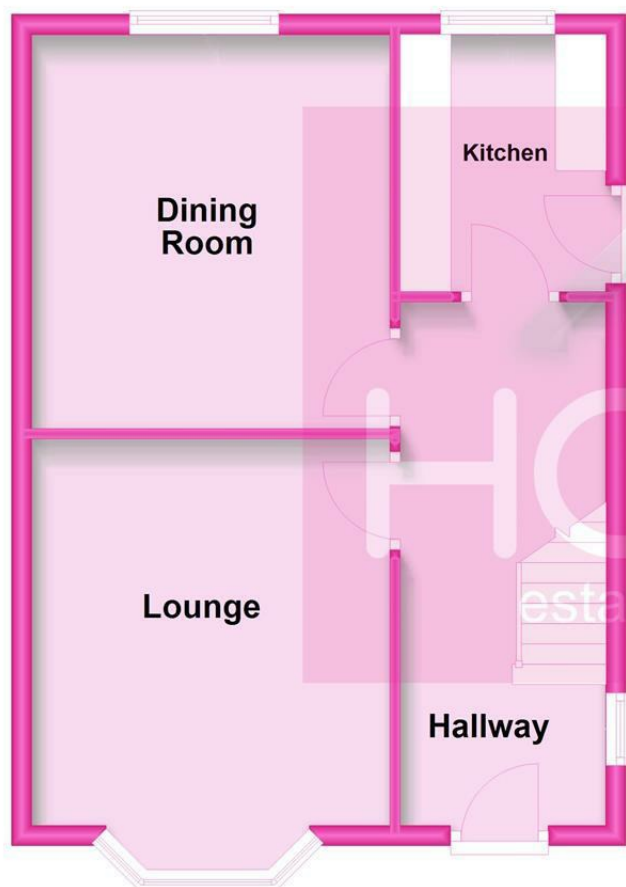
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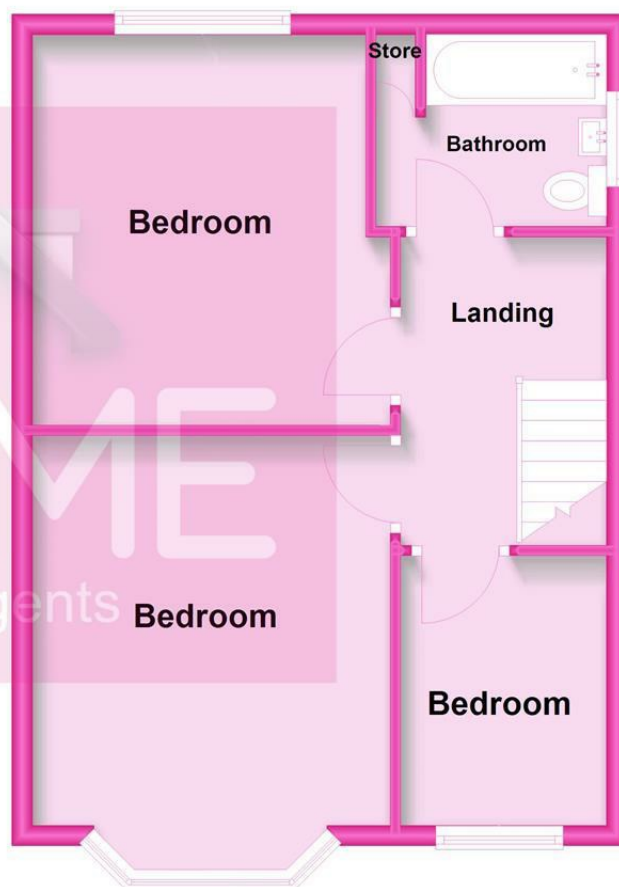
## Ground Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



## First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 88.8 sq. metres (956.0 sq. feet)

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