



9 May Street Eccles Manchester M30 8DA

£250,000

RECENTLY RENOVATED THROUGHOUT! HOME ESTATE AGENTS are delighted to offer for sale this recently updated and much improved three bedroom terrace property which is located in a popular Eccles location. Situated close to Monton, the property comprises hallway, downstairs W/C, through lounge with a sunny aspect, recently fitted and modern kitchen with dining area, spacious landing, three good size bedrooms and a new installed bathroom suite. Having undergone a scheme of works over the last 3 years the property including electric updating and a new gas central heated boiler the property is now offered in true move in condition. To the front of the property there is ample off road parking whilst to the rear there is a great size garden! A perfect FIRST TIME HOME! To arrange a viewing call HOME On 01617898383!

- RECENTLY UPDATED THROUGHOUT!
- Double fronted, three bedroom, townhouse property
- Hallway with W/C
- Spacious lounge
- Open plan, recently fitted kitchen/diner
- Newly installed bathroom suite
- Newly fitted gas central heating boiler and updated electrics!
- Ample off road parking to the front
- Large garden to the rear
- Walking distance to Monton



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Hallway 11'0 x 6'0 (3.35m x 1.83m)

Inner hallway 5'0 x 3'0 (1.52m x 0.91m)

W/C 4'1 x 3'0 (1.24m x 0.91m)

Lounge 17'0 x 11'0 (5.18m x 3.35m)

Kitchen/diner 17'0 x 8'0 (5.18m x 2.44m)

Shaped landing

Bedroom One 17'0 x 11'0 (5.18m x 3.35m)

Bedroom Two 13'0 x 9'0 (3.96m x 2.74m)

Bedroom Three 13'0 x 7'0 (3.96m x 2.13m)

Bathroom 5'1 x 5'0 (1.55m x 1.52m)

Sales info

We are advised that the property is Freehold.

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

The current EPC rating is D.

IMPORTANT INFORMATION -

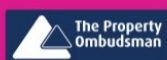
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration 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

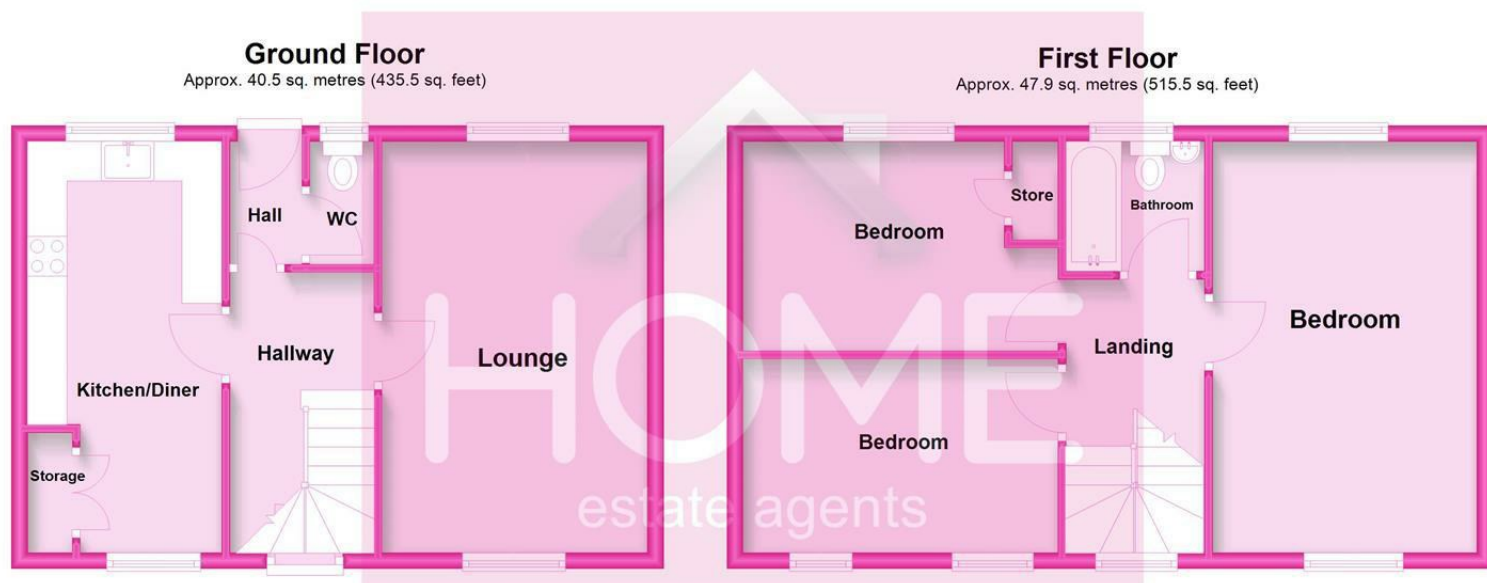


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Total area: approx. 88.4 sq. metres (951.0 sq. feet)

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		
England & Wales	EU Directive 2002/91/EC	

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