

**Urmston Office**

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**Stretford Office**

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**Monton Office**

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222 Monton Road, Monton  
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## 3 Leach Drive Eccles Manchester M30 8ET

### £280,000

CALLING ALL FIRST TIME BUYERS! HOME ESTATE AGENTS are delighted to offer for sale this immaculately presented and much improved three bedroom mid terrace property located on the always popular Bellway development! Within easy access of Monton the property is well positioned to benefit from the local amenities on offer. The modern accommodation comprises hallway, entrance W/C, lounge, modern open plan kitchen/diner, shaped landing, three bedrooms and a fitted family bathroom suite. Externally there is ample off road parking to the front whilst to the rear there is an artificial lawn garden with raised decked patio area along with separate bin store area and access to the rear. Call HOME on 01617898383 to arrange your viewing!

- GREAT FIRST TIME BUY!
- Rare for this development, three bedroom mid terrace property
- Hallway with entrance W/C
- Lounge
- Open plan kitchen/diner
- Three bedrooms
- Modern fitted bathroom
- Double driveway to the front
- Garden to the rear with bin store area
- Walking distance to Monton and Patricroft train station!



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**Hallway 5'8 x 3'4 (1.73m x 1.02m)**

**Entrance W/C 5'7 x 2'9 (1.70m x 0.84m)**

**Lounge 14'8 x 13'2 (4.47m x 4.01m)**

**Open plan kitchen/Diner 15'0 x 9'2 (4.57m x 2.79m)**

**Shaped landing**

**Bedroom One 9'9 x 8'0 (2.97m x 2.44m)**

**Bedroom Two 10'5 x 8'1 (3.18m x 2.46m)**

**Bedroom Three 6'6 x 6'5 (1.98m x 1.96m)**

**Bathroom 6'3 x 6'1 (1.91m x 1.85m)**

#### **Sales info**

We are advised that the property is Freehold.

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

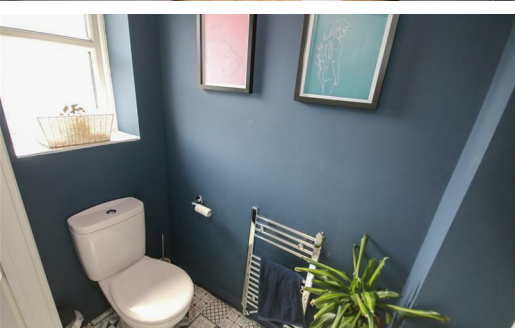
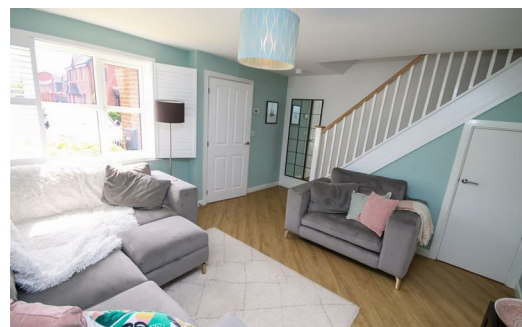
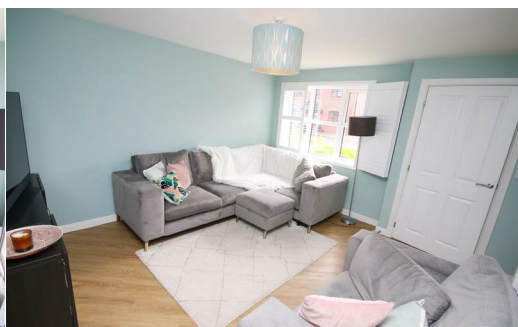
The current EPC rating is B.

#### **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.

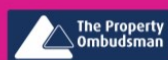
Making an offer: if you are interested in

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.



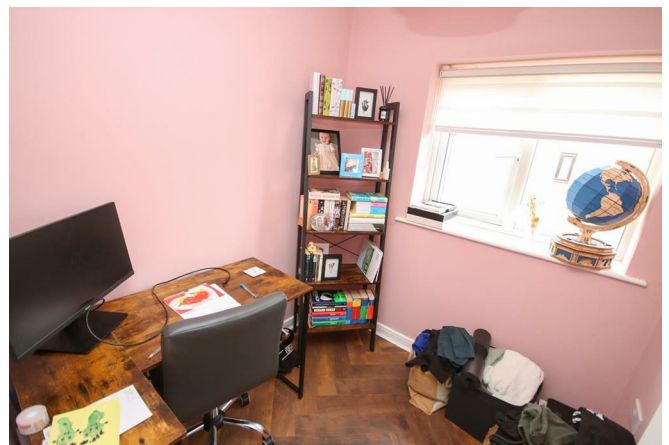
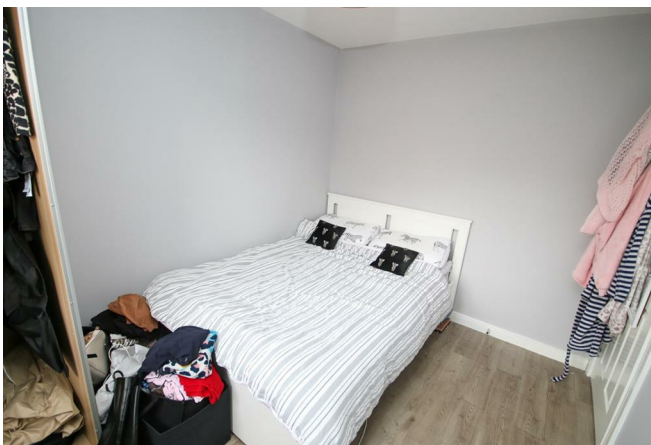
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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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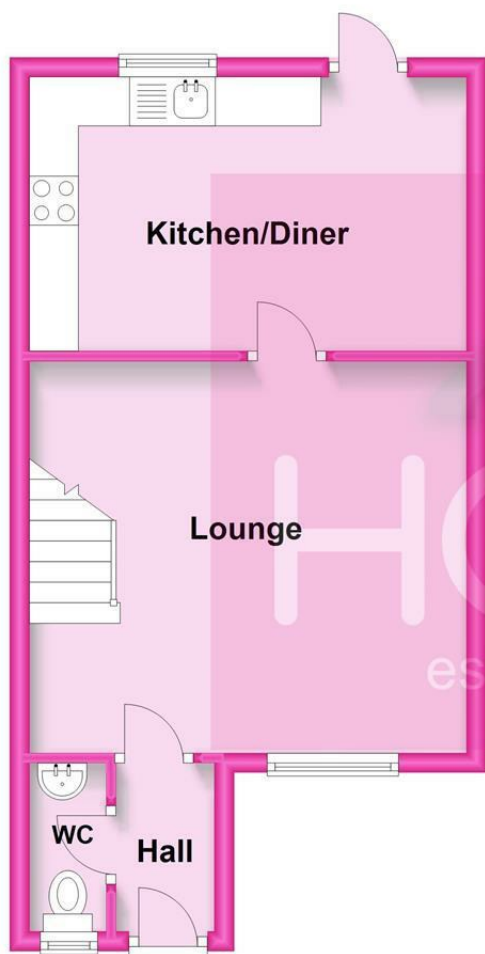
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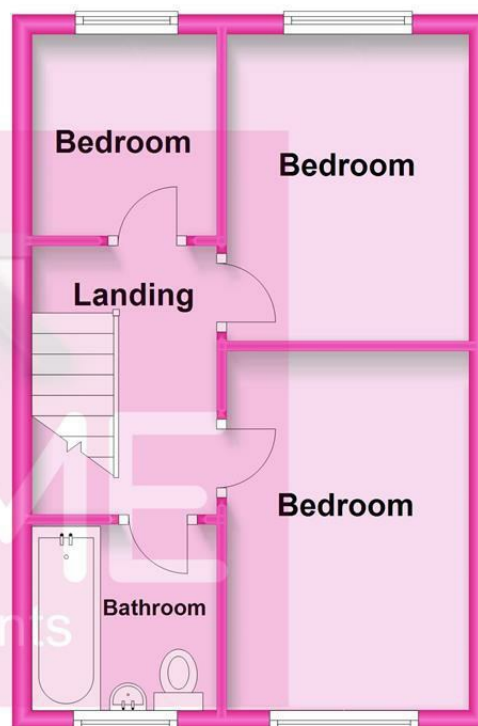
## Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



Total area: approx. 65.0 sq. metres (700.2 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>		
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