

**Monton Office**

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## 6 May Street Eccles Manchester M30 8DA

**£235,000**

POPULAR LOCATION CLOSE TO MONTON! NEW ROOF INSTALLED END OF 2022! HOME ESTATE AGENTS are delighted to offer for sale this well presented and much improved three bedroom terrace property located just off Parrin Lane and within easy access to Monton high street. The property comprises hallway, lounge, fitted modern kitchen/diner, shaped landing, three good size bedrooms and a fitted bathroom suite. The property offers double glazing and gas central heating. Externally to the front there is a shale garden and pathway which is currently being used as a driveway whilst to the rear there is a well maintained and private garden. OFFERD WITH NO VENDOR CHAIN! Call HOME On 01617898383 to arrange your viewing!

- GREAT FIRST TIME BUY!
- Lounge
- Modern fitted bathroom suite
- NO VENDOR CHAIN!
- NEW ROOF INSTALLED END OF 2022!
- Open plan kitchen/diner
- Off road parking to the front and good size garden to the rear
- Hallway
- Three generous bedrooms
- Within walking distance of Monton!



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### Hallway

**Lounge 14'0 x 11'0 (4.27m x 3.35m)**

**Kitchen/Diner 17'1 x 9'0 (5.21m x 2.74m)**

### Landing

**Bedroom One 16'0 x 10'0 (4.88m x 3.05m)**

**Bedroom Two 11'0 x 11'0 (3.35m x 3.35m)**

**Bedroom Three 6'1 x 6'0 (1.85m x 1.83m)**

**Bathroom 6'0 x 5'0 (1.83m 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 C.

### 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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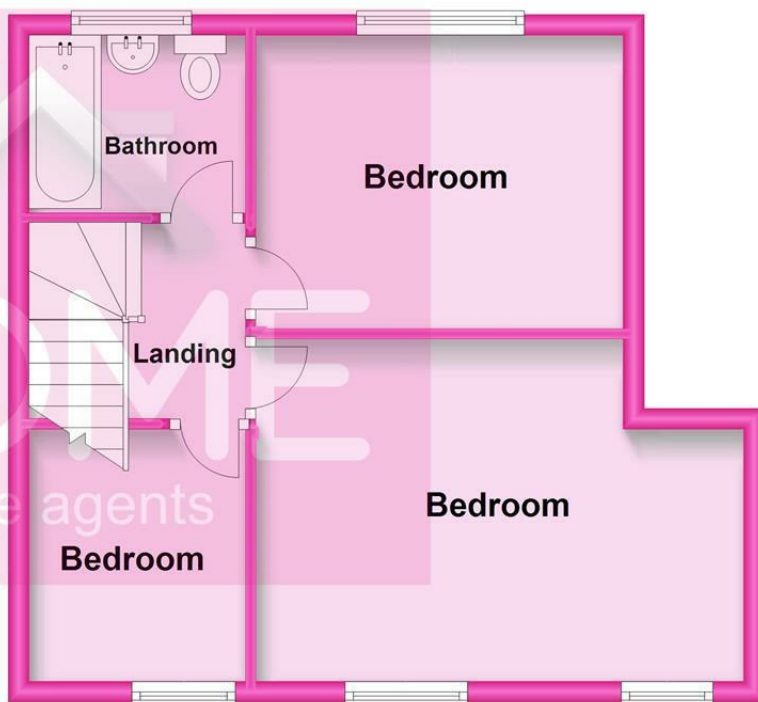
## Ground Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 73.1 sq. metres (786.6 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>		
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