

Monton Office

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51 Sutherland Street Eccles Manchester M30 8BR

Offers over £265,000

GREAT POTENTIAL FOR DEVELOPMENT OR EXTENSION! HOME ESTATE AGENTS are pleased to offer for sale this well presented two bedroom semi detached property which comes with the added of bonus of a large corner plot prime for extension or further development. With planning permission granted for the construction of a detached property we feel this is a great opportunity! The property comprises hallway, lounge, open plan dining kitchen, shaped landing, two double bedrooms and a modern fitted bathroom suite. The property is double glazed and gas central heated. Externally the property is located at the end of a cul de sac providing access to the driveway. To the side there is a great size garden which extends to the rear of the property. The plot offering great opportunities for extension or development! Call HOME on 01617898383 to arrange a viewing!

- GREAT POTENTIAL FOR DEVELOPMENT OR EXTENSION!
- Hallway
- Two bedrooms
- Planning permission to develop the land (Planning granted) or subject to planning permission, extend the property
- Two bedroom semi detached on a LARGE plot!
- Lounge
- Fitted modern bathroom suite
- Modern semi detached property at the head of a cul de sac
- Modern fitted kitchen
- Corner plot with driveway and gardens



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Hallway 4'2 x 4'0 (1.27m x 1.22m)

Lounge 14'3 x 9'8 (4.34m x 2.95m)

Kitchen 13'2 x 8'9 (4.01m x 2.67m)

Shaped landing

Bedroom One 13'0 x 9'7 (3.96m x 2.92m)

Bedroom Two 13'0 7'7 (3.96m 2.31m)

Bathroom 6'7 x 5'6 (2.01m x 1.68m)

Planning permission

The planning permission can be found at Salford City planning portal - 21/77072/FUL or 23/81106/FUL.

Sales info

We are advised that the property is Freehold.

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

The current EPC rating is C.

IMPORTANT INFORMATION -

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these

checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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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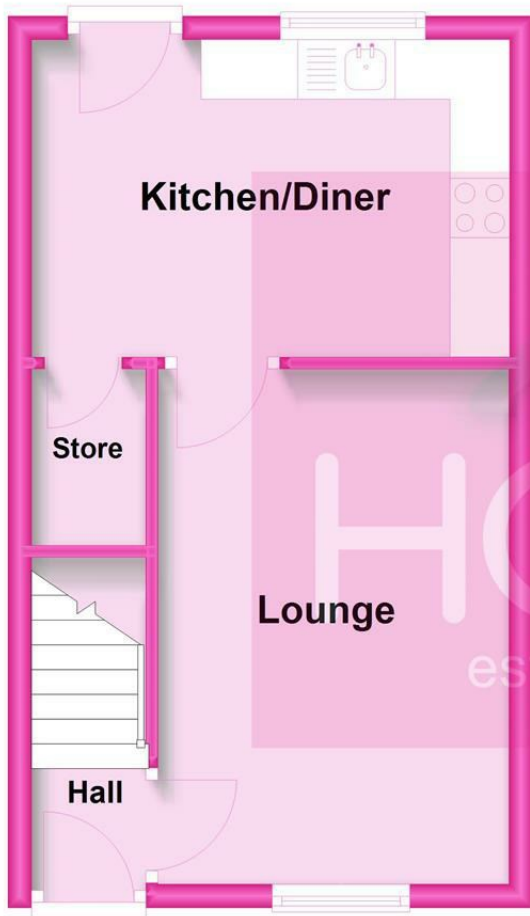
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Ground Floor

Approx. 25.5 sq. metres (274.4 sq. feet)



First Floor

Approx. 27.3 sq. metres (294.3 sq. feet)



Total area: approx. 52.8 sq. metres (568.7 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		
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