



## 140 Anson Street Eccles Manchester M30 8HD

### £220,000

CLOSE TO MONTON! PERFECT FIRST TIME BUY! HOME ESTATE AGENTS are thrilled to offer for sale this well presented and well positioned two bedroom terrace property. The property comprises hallway, lounge, dining room with open staircase, good size fitted kitchen, shaped landing, two DOUBLE bedrooms, useful storeroom which could be used as an office or walk in wardrobe and a modern fitted bathroom suite. Externally there is a paved palisade to the front whilst to the rear there is a well presented garden space. The property is heated via gas central heating and is double glazed. Ideally positioned within easy access to Monton with its array of shops, bars and local amenities along with transport links to Eccles and Manchester. A perfect first time buyer property! Call HOME on 01617898383 to arrange your viewing!

- GREAT FIRST TIME BUY!
- Close to Monton shops, bars and restaurants
- Two double bedroom terrace
- Hallway
- Lounge
- Dining room
- Modern fitted kitchen
- Fitted bathroom suite
- Great size yard area
- Gas central heating, boiler installed in 2021, and double glazed



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## Hallway

Lounge 13'5 x 10'7 (4.09m x 3.23m)

Dining room 14'4 x 12'1 (4.37m x 3.68m)

Kitchen 12'4 x 8'5 (3.76m x 2.57m)

## Shaped landing

Bedroom One 14'3 x 10'7 (4.34m x 3.23m)

Bedroom Two 11'9 x 9'2 (3.58m x 2.79m)

Walk in wardrobe/storage 5'4 x 4'3 (1.63m x 1.30m)

Bathroom 8'4 x 7'4 (2.54m x 2.24m)

## Sales info

We are advised that the property is leasehold. We are advised that the term of the lease was granted for 999 years (less 30 days) commencing 25th December 1906. There is an annual ground rent payable of approx. £28.00pa. We are advised that the current council tax band is band A.

The current EPC rating is D.

## IMPORTANT INFORMATION;

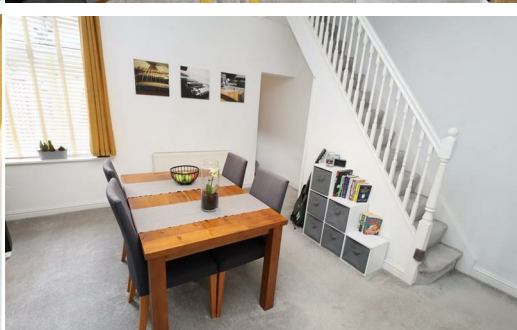
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an

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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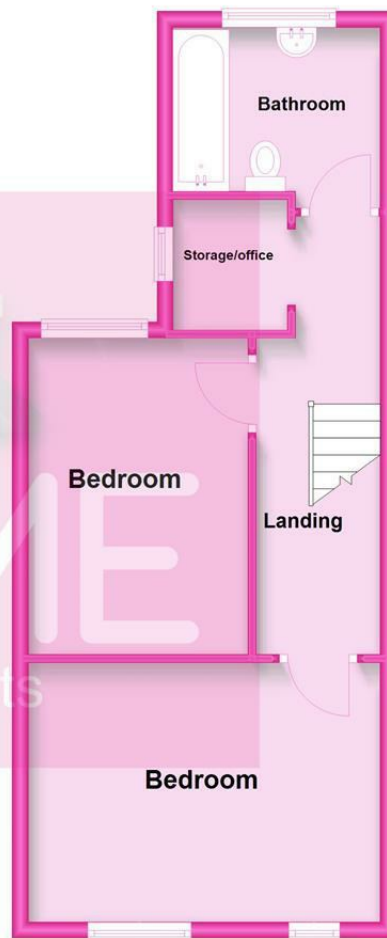
## Ground Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



## First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



Total area: approx. 85.1 sq. metres (916.4 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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