

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
@homeinmonton



## Thirkhill Place Clarendon Road Eccles Manchester M30 9AA

### Offers over £120,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are thrilled to offer for sale this well positioned two bedroom first floor flat. Located close to Eccles and Monton with its various transport links, shops, bars and restaurants the property is conveniently positioned! The property comprises hallway with storage, lounge with dining area, fitted kitchen, two bedrooms and a fitted bathroom suite. The property is heated via gas central heating and is double glazed. Externally there is residents parking available. The property is ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- NO CHAIN INVOLVED!
- Hallway with storage
- Two bedrooms
- Close to Eccles town centre!
- Two bedroom flat
- Lounge/Diner
- Fitted bathroom suite
- First floor position
- Fitted kitchen
- Residents parking available



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)



### Hallway

Lounge/diner 17'8 x 9'8 (5.38m x 2.95m)

Kitchen 10'4 x 7'7 (3.15m x 2.31m)

Bedroom One 11'1 x 9'4 (3.38m x 2.84m)

Bedroom Two 9'4 x 6'5 (2.84m x 1.96m)

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

### Sales info

We are advised that the property is leasehold. We are advised that the length of the lease was granted for 999 years commencing 1977. There is an annual ground rent of £10.00 and a monthly service charge of £130.00.

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

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.

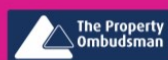
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration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



LOCAL EXPERTS THAT GET YOU MOVING

 [www.homeestateagents.com](http://www.homeestateagents.com)



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



**LOCAL EXPERTS THAT GET YOU MOVING**

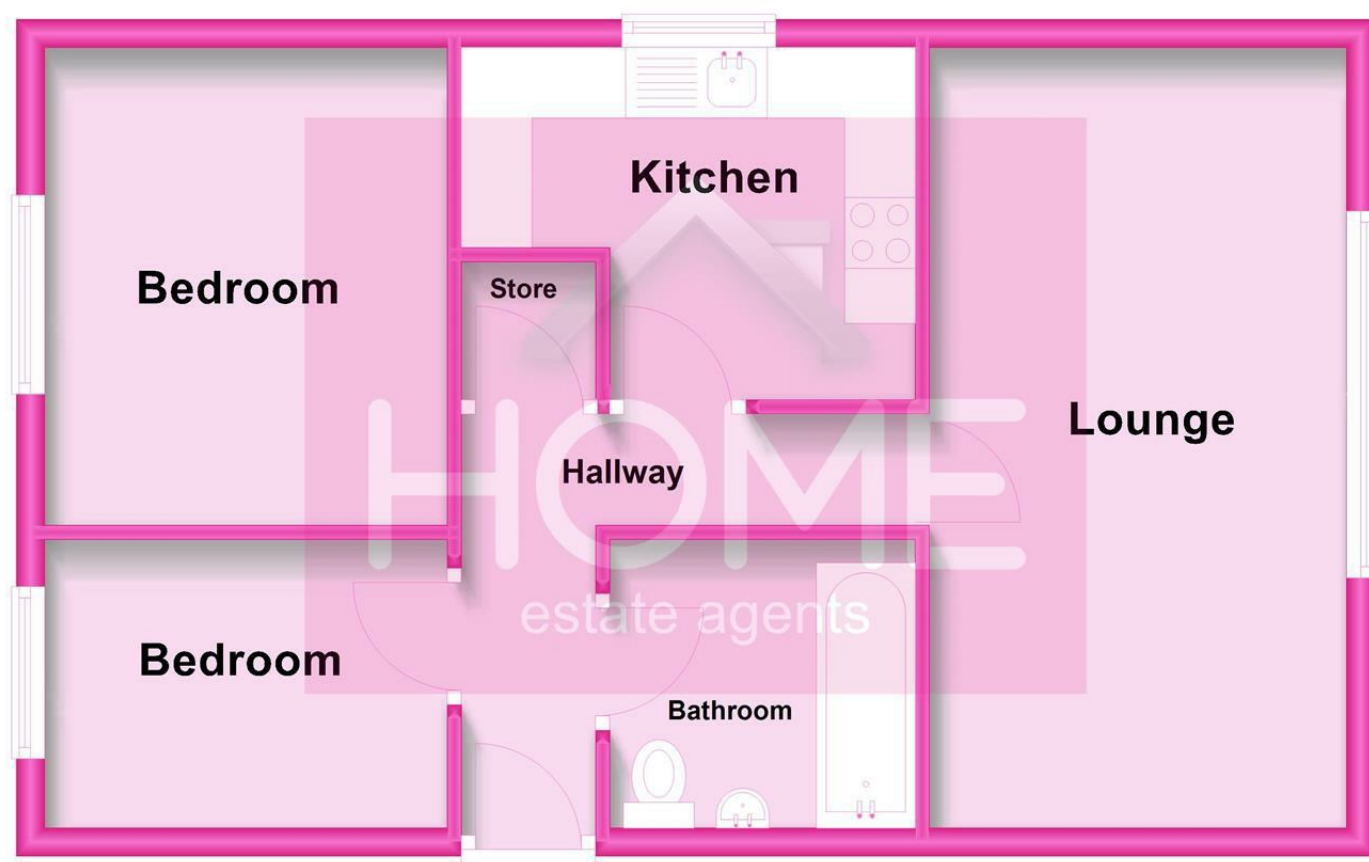
 [www.homeestateagents.com](http://www.homeestateagents.com)



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

# Ground Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



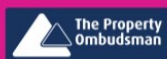
Total area: approx. 50.7 sq. metres (545.7 sq. feet)

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

LOCAL EXPERTS THAT GET YOU MOVING

[www.homeestateagents.com](http://www.homeestateagents.com)



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