

**Monton Office**

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M30 9LJ  
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**2 Bell Terrace Eccles M30 7AS**  
**£180,000**

NO VENDOR CHAIN! HOME ESTATE AGENTS are thrilled to offer for sale this well presented and much loved two DOUBLE bedroom semi detached property situated in a quite cul de sac position. With excellent access to The Trafford Centre and public transport links to Eccles and Manchester City Centre the property is well located. The property comprises spacious hallway, lounge, dining room, fitted kitchen, shaped landing with large storage room, two DOUBLE bedrooms, two piece bathroom suite and separate W/C. The property is double glazed and gas central heated. Externally there is pedestrian access to the front whilst to the rear there is a mainly paved and stoned garden with double gates for possible parking. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Spacious hallway
- Fitted kitchen
- Perfect first time buy!
- Lounge
- Fitted two piece bathroom suite with separate W/C
- Two bedroom semi detached
- Dining room
- Garden to the rear with potential for off road parking
- Close to the Trafford Centre and transport links to Eccles and Manchester

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Hallway 10'7 x 5'8 (3.23m x 1.73m)

Lounge 15'4 x 10'6 (4.67m x 3.20m)

Dining room 10'8 x 8'8 (3.25m x 2.64m)

Kitchen 10'9 x 8'6 (3.28m x 2.59m)

Shaped landing

Bedroom One 15'6 x 9'8 (4.72m x 2.95m)

Bedroom Two 10'9 x 10'0 (3.28m x 3.05m)

W/C 5'4 x 2'7 (1.63m x 0.79m)

Bathroom 8'3 x 6'8 (2.51m x 2.03m)

#### 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.

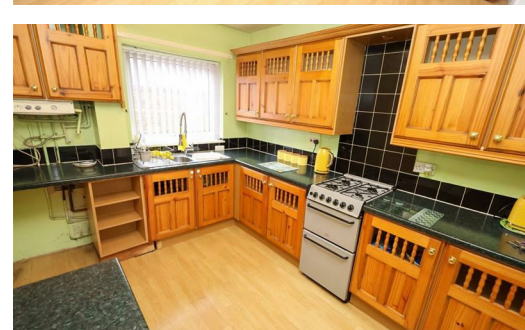
#### IMPORTANT INFORMATION;

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.

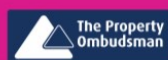
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration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

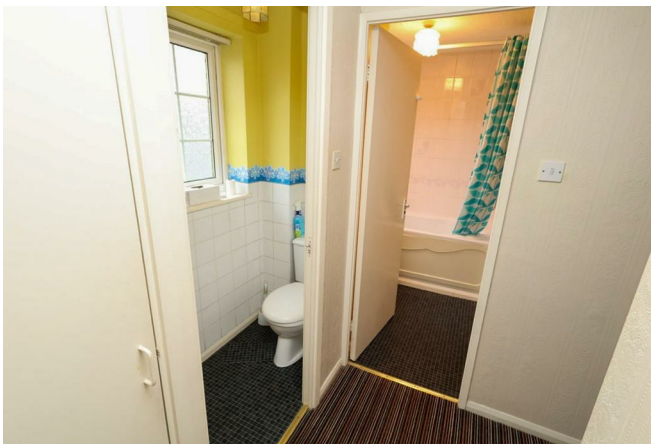


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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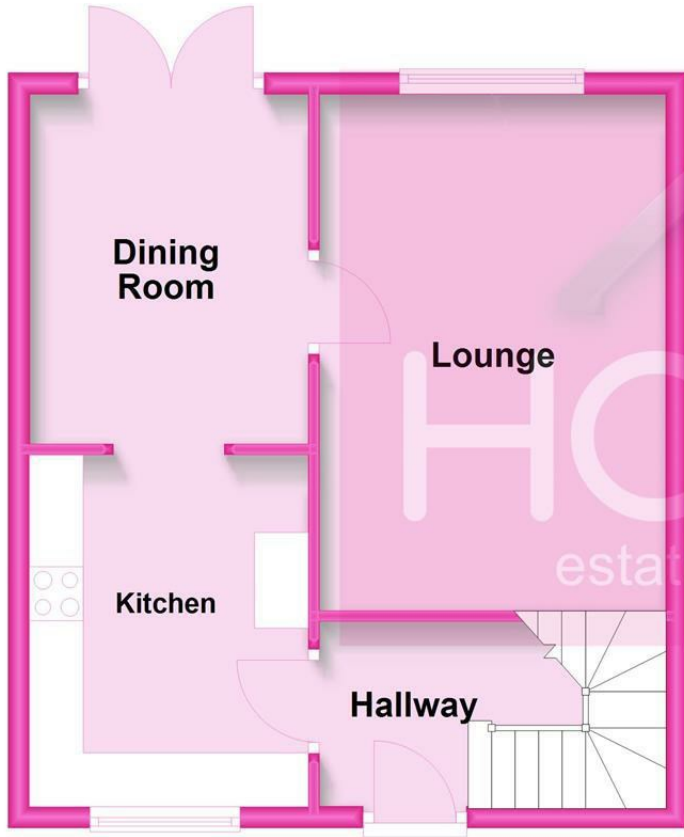
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## Ground Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 78.2 sq. metres (841.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>73</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>			
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