

**Monton Office**

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## 7 Stelfox Street Eccles Manchester M30 7DH

### £170,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this well presented and well cared for two bedroom terrace located in a popular Peel Green area. Within easy access to local transport links, motorway networks and The Trafford Centre the area always proves popular! The property comprises entrance vestibule, lounge, breakfast kitchen, utility area, shaped landing, two good size bedrooms and a fitted bathroom suite. To the ground floor the property is heated with gas fires whilst to the first floor there are standalone electric heaters. The property is majority double glazed and has been recently redecorated and fitted with some new flooring. We are also advised that the loft area is mostly boarded for useful storage. Externally there is a paved palisade to the front and a paved yard area to the rear. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Lounge
- Two good size bedrooms
- Yard area to the rear
- Two bedroom terrace property
- Breakfast kitchen
- Fitted bathroom suite
- Vestibule
- Utility area
- Heated with gas fires to the ground floor and electric heaters to the first floor

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## Vestibule

Lounge 13'9 x 12'4 (4.19m x 3.76m)

Kitchen/Diner 14'0 x 10'8 (4.27m x 3.25m)

Utility area 7'7 x 5'3 (2.31m x 1.60m)

## Shaped landing

Bedroom One 14'0 x 12'4 (4.27m x 3.76m)

Bedroom Two 11'0 x 7'9 (3.35m x 2.36m)

Bathroom 8'0 x 5'6 (2.44m x 1.68m)

## 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 E.

## 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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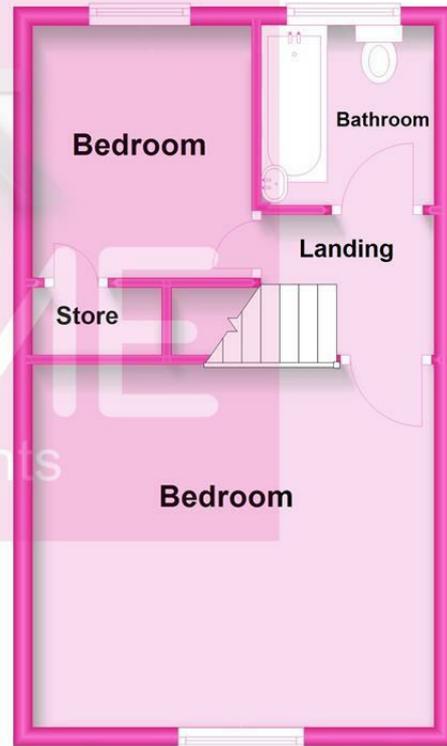
## Ground Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



## First Floor

Approx. 32.1 sq. metres (345.1 sq. feet)



Total area: approx. 67.8 sq. metres (729.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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