

**Monton Office**

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222 Monton Road, Monton  
M30 9LJ  
@homeinmonton



**25 Stelfox Street Eccles M30 7DH**  
**£180,000**

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this two double bedroom end terrace property which is presented to a modern standard throughout! Accommodation comprises from vestibule, lounge, modern fitted kitchen, shaped landing, two bedrooms and a fitted bathroom suite. The property is double glazed and gas central heated throughout. To the front of the property there is a well maintained paved palisade whilst to the rear there is a yard area. Ideally located close to the Trafford Centre and the M60 motorway network! Call HOME on 01617898383 to view!!

- MODERN THROUGHOUT!
- Lounge
- Fitted bathroom suite
- NO VENDOR CHAIN!
- Two double bedroom end terrace
- Modern Kitchen/Diner
- Rear yard
- Vestibule
- Shaped landing
- Close to The Trafford center



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### Vestibule

**Lounge 13'4 x 12'5 (4.06m x 3.78m)**

**Kitchen/diner 10'9 x 13'4 (3.28m x 4.06m)**

### Shaped landing

**Bedroom One 13'5 x 12'2 (4.09m x 3.71m)**

**Bedroom Two 8'2 x 10'7 (2.49m x 3.23m)**

**Bathroom 5'1 x 8'2 (1.55m x 2.49m)**

### Sales info

We are advised that the property is leasehold. We are advised that the term of the initial lease was granted for 999 years commencing May 1906 and there is a ground rent payable of £6.00 per annum.

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

The current EPC rating is D.

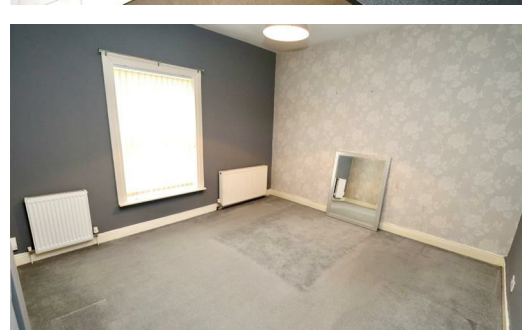
### IMPORTANT INFORMATION -

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



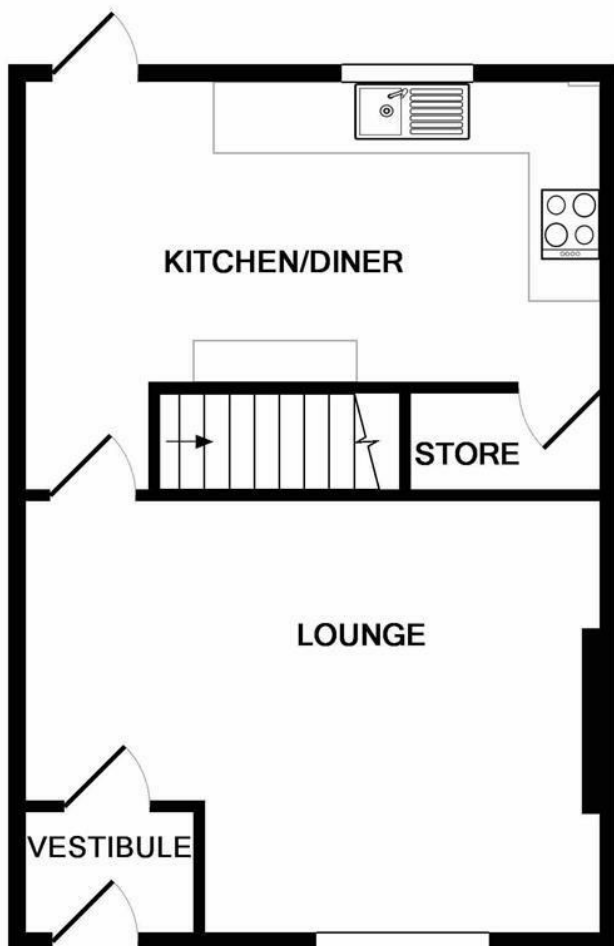


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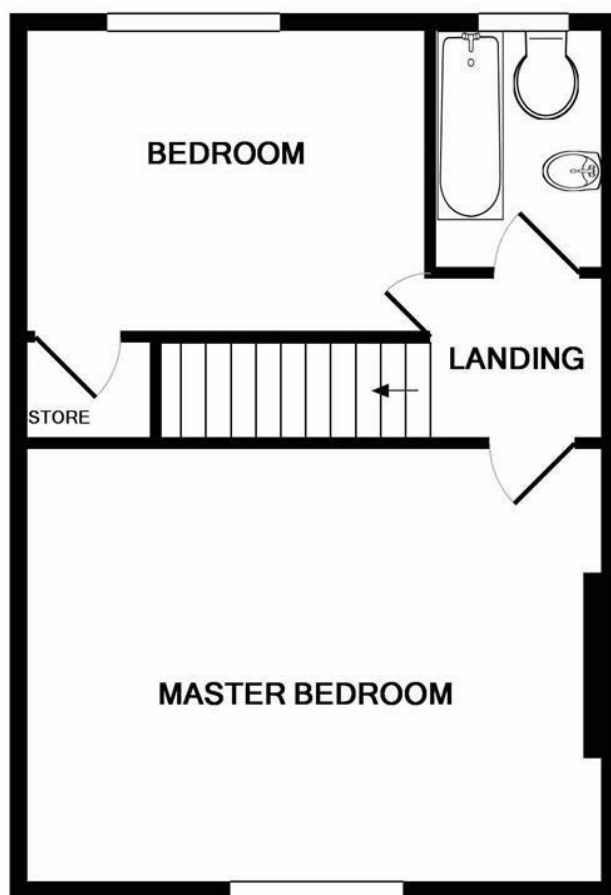
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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>		
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