HOME
estate agents

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37 Waterslea Eccles Manchester M30 0SR

£180,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are thrilled to offer for sale this well positioned two bedroom mews property located close to Eccles, Monton and Patricroft train station. The property comprises hallway with storage, fitted kitchen, lounge/diner with open stairs to the first floor, shaped landing, two bedrooms and a fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is a driveway to the front and a larger than average garden to the side. Ideally offered with NO VENDOR CHAIN and ready to add your own stamp! Call HOME On 01617898383 to view!

- NO VENDOR CHAIN!
- Perfect first time buy or downsize property
- Two bedroom mews property in a popular location
- Hallway with storage
- Fitted kitchen
- Lounge with open stairs to the first floor
- Two bedrooms
- Fitted bathroom suite
- Off road parking to the front
- Great size garden to the side

The Property Ombudsman
ClientMoney Protect

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

Hallway

Kitchen 9'0 x 7'0 (2.74m x 2.13m)

Lounge 15'0 x 12'0 (4.57m x 3.66m)

Bedroom One 12'0 x 11'0 (3.66m x 3.35m)

Bedroom Two 9'0 x 5'1 (2.74m x 1.55m)

Bathroom 6'0 x 6'0 (1.83m x 1.83m)

Sales info

We are advised that the property is leasehold. There is an annual ground rent payable of £50.00. The initial lease was granted for 999 years commencing 1809.
We are advised that the current council tax band is band B.
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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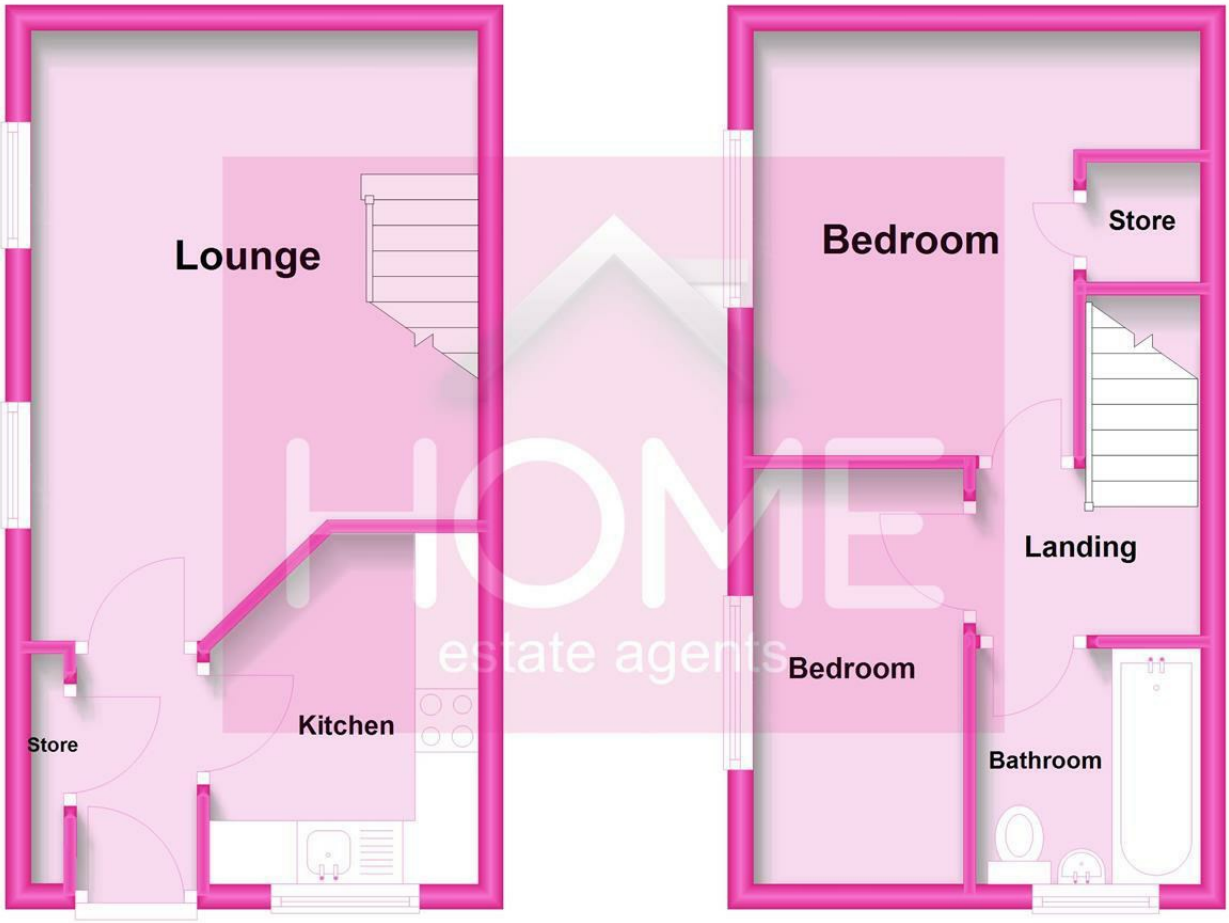
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Ground Floor

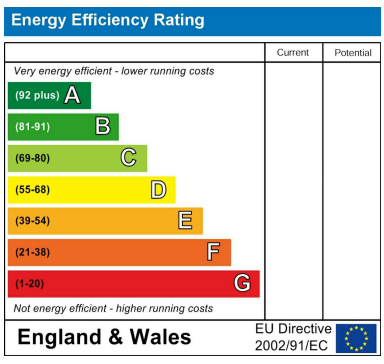
Approx. 23.9 sq. metres (257.1 sq. feet)

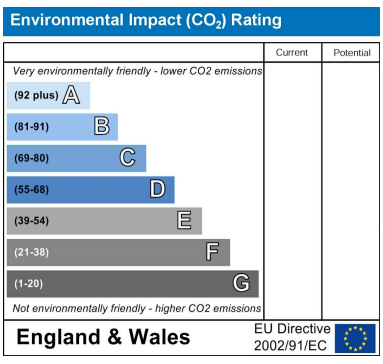
First Floor

Approx. 23.9 sq. metres (257.1 sq. feet)



Total area: approx. 47.8 sq. metres (514.3 sq. feet)





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