

Monton Office

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10 New Lane Eccles Eccles M30 8PL
£185,000

NO VENDOR CHAIN! GARAGE TO THE REAR! HOME ESTATE AGENTS are pleased to offer for sale this two bedroom mid terrace property close to the ever popular St Patrick's School in Winton and also within walking distance to local shops. The property comprises from lounge, dining room, fitted kitchen, shaped landing, two bedrooms and a four piece bathroom suite. the property also has the added benefit from off road parking and a GARAGE to the rear. To the front of the property there is a paved palisade whilst to the rear there is a paved yard. The property is gas central heated and double glazed throughout. Being offered with NO CHAIN! Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Dining Room
- Fitted four piece bathroom suite
- Close to St Patrick's School!
- Recently updated two bedroom terrace
- Modern fitted kitchen
- Single GARAGE to the rear
- Lounge
- Shaped landing
- Yard to the rear

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Lounge 13'6 x 13'4 (4.11m x 4.06m)

Dining Room 13'5 x 10'3 (4.09m x 3.12m)

Kitchen 12'9 x 7'0 (3.89m x 2.13m)

Shaped landing

Bedroom One 13'9 x 11'2 (4.19m x 3.40m)

Bedroom Two 16'0 x 6'6 (4.88m x 1.98m)

Bathroom 10'6 x 6'5 (3.20m x 1.96m)

Sales info

We are advised that the property is leasehold. There is an annual ground rent of approx. £2.34. The term of the lease was granted for 999 years commencing May 1894.

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.

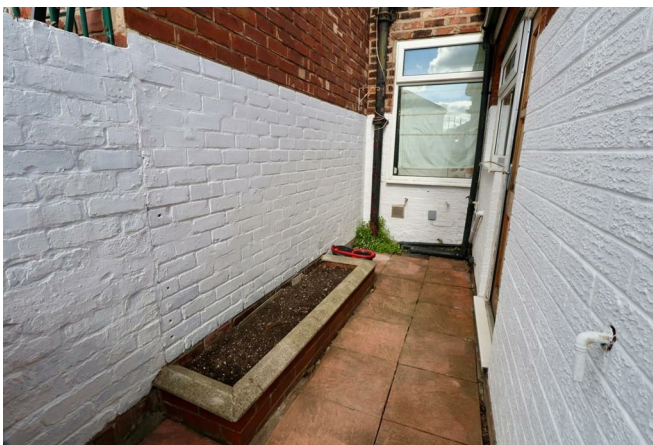


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



Total area: approx. 75.9 sq. metres (817.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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