

Monton Office

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82 Langland Drive Eccles Manchester M30 7NJ
£200,000

AVAILABLE WITH NO CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this immaculate, first floor and self contained apartment located on the ever popular Langland Drive in Eccles. Overlooking the Manchester Ship Canal to the front, the property is located to the top end of the development and in a cul de sac position! The property comprises entrance hallway with stairs to the landing, open plan lounge/diner, stunning fitted kitchen, two bedrooms and beautifully finished shower room. The property is heated by gas central heated and double glazing. To the front of the property there is a driveway for parking whilst to the rear there is a private garden with garden shed. Ideally located close to the Trafford Centre and access to Eccles. Call HOME on 01617898383 to view!

- AVAILABLE WITH NO VENDOR CHAIN!
- Two bedrooms
- Stunning kitchen
- Separate garden to the rear and Manchester Ship Canal to the front
- STUNNING THROUGHOUT!
- Self contained hallway
- Beautiful shower room
- FIRST FLOOR, SELF CONTAINED APARTMENT!
- Open plan lounge/diner
- Parking to the front



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Hallway and stairs

First floor landing

Lounge 15'11 x 11'3 (4.85m x 3.43m)

Kitchen 9'0 x 6'7 (2.74m x 2.01m)

Bedroom One 10'1 x 8'11 (3.07m x 2.72m)

Bedroom Two 9'0 x 7'1 (2.74m x 2.16m)

Bathroom 6'2 x 5'4 (1.88m x 1.63m)

Sales info

We are advised that the property is leasehold. We are advised that there is no ground rent or service charge payable for this property.

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



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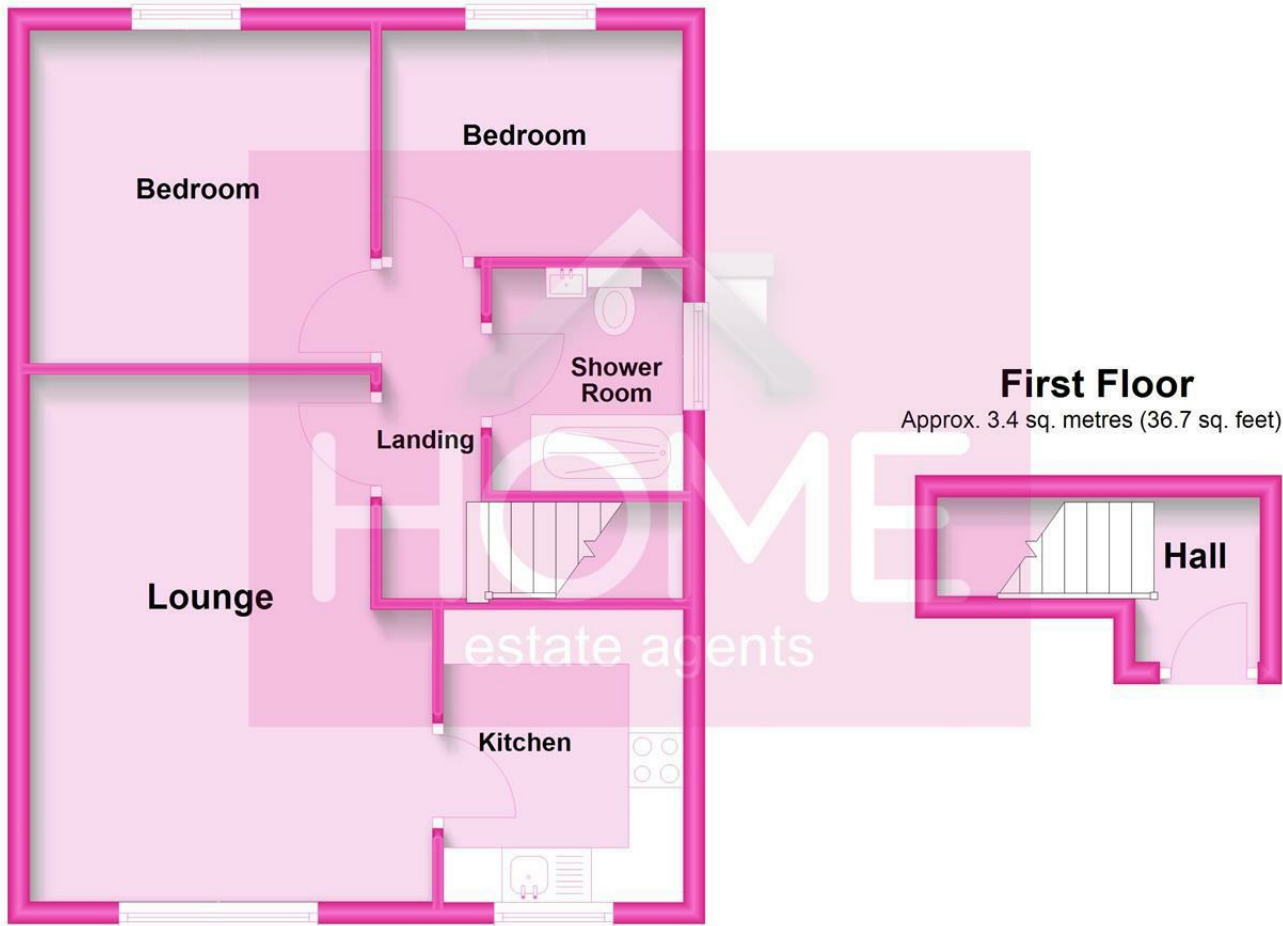
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Ground Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 51.6 sq. metres (555.7 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			
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