

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
@homeinmonton



**23 Enfield Close Eccles Manchester M30 0YB**  
**50% Shared ownership £125,000**

50% SHARED OWNERSHIP PROPERTY! HOME ESTATE AGENTS are privileged to offer for sale the opportunity to purchase this modern, three bedroom terrace property offered on a 50% shared ownership basis. Located on the popular "Enfield Close" development which backs onto and has views at the rear of The Bridgewater canal. The property comprises hallway, lounge, open plan kitchen/diner, downstairs W/C, shaped landing with storage, three bedrooms and a fitted three piece bathroom suite. The property boasts gas central heated and double glazing. Externally to the front there is off road parking whilst to the rear there is a garden with the canal to the rear. Ideally positioned close to The Trafford Centre and public transport links to Eccles town center the property is excellently positioned for commuters. We are advised that the property has a monthly rent, ground rent and service charge of approx. £278.71 per calendar month. A perfect first time HOME! Call HOME on 01617898383 to view!

- 50% SHARED OWNERSHIP!
- Hallway
- Downstairs W/C
- Garden to the rear
- Three bedroom modern terrace property
- Lounge
- Fitted family bathroom suite
- Overlooking the canal to rear
- Modern fitted kitchen/diner
- Off road parking to the front



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Hallway 10'9 x 6'11 (3.28m x 2.11m)

Lounge 13'5 x 12'2 (4.09m x 3.71m)

Kitchen/diner 12'4 x 12'0 (opening to 17'0) (3.76m x 3.66m (opening to 5.18m))

W/C 5'8 x 4'6 (1.73m x 1.37m)

Shaped landing

Bedroom One 12'3 x 9'7 (3.73m x 2.92m)

Bedroom Two 12'5 x 9'7 (3.78m x 2.92m)

Bedroom Three 8'7 x 7'9 (2.62m x 2.36m)

Bathroom 6'5 x 6'8 (1.96m x 2.03m)

#### Sales info

We are advised that the property is leasehold. The property is being offered for purchase on a 50% shared ownership basis. There is a monthly rent, ground rent and service charge payable of £278.71 per calendar month. The lease was granted for an initial term of 125 years.

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

The current EPC rating is B.

#### 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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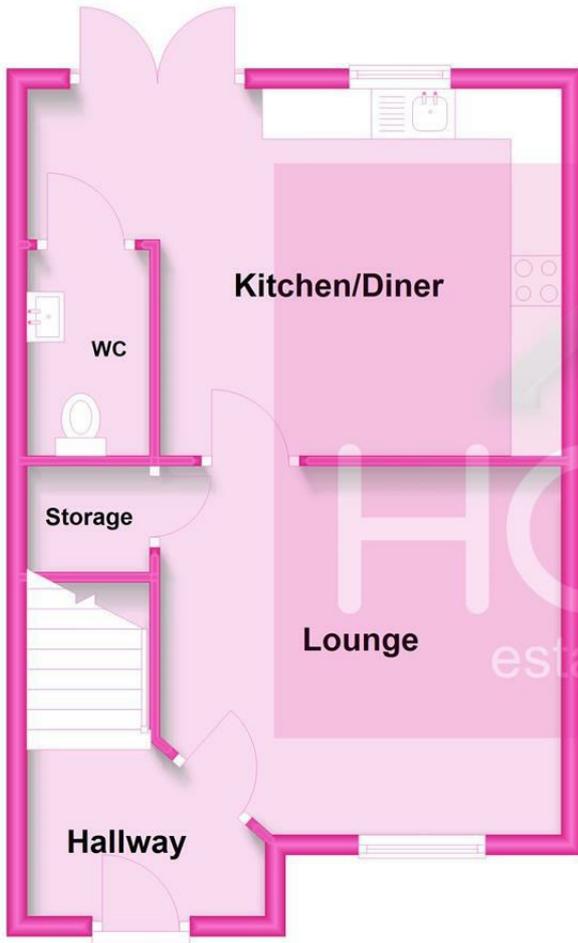
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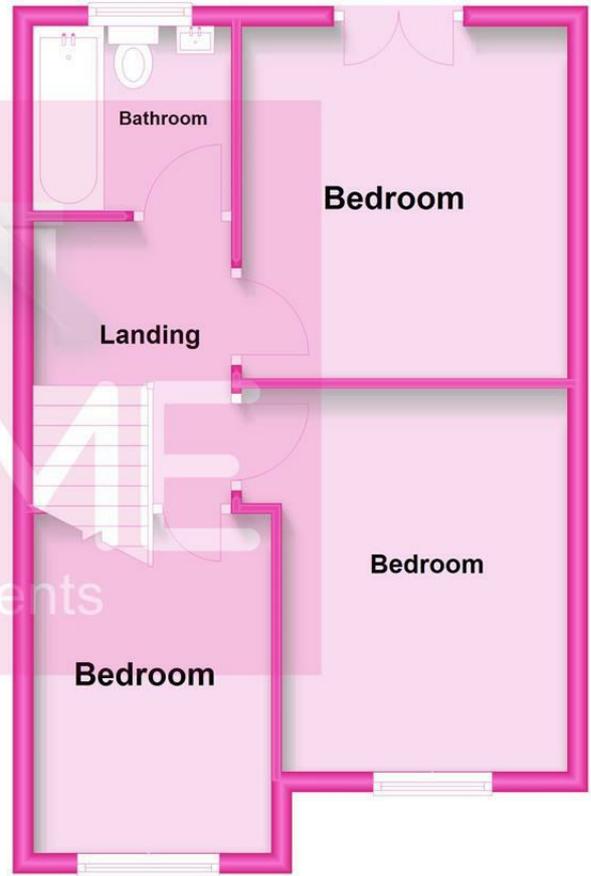
## Ground Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



## First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 82.1 sq. metres (883.8 sq. feet)

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>			
(1-20) <b>G</b>			
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