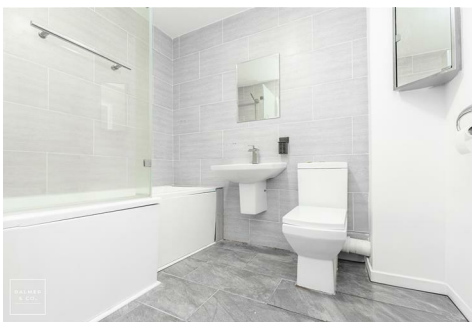


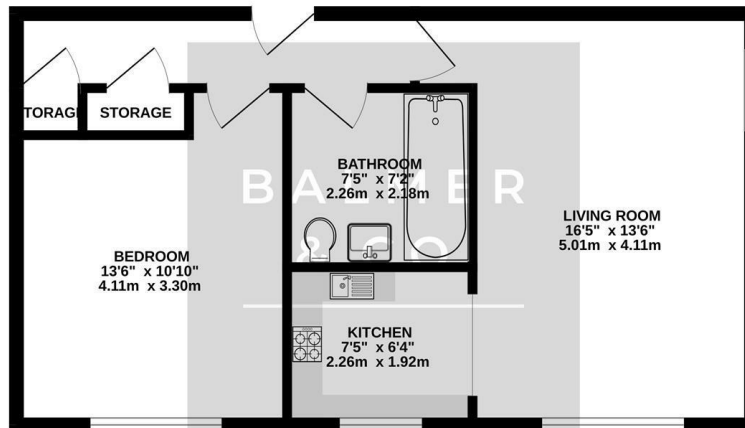
Monton Road, Eccles, M30 9HH  
Offers Over £130,000



BALMER & CO are delighted to offer FOR SALE this fantastic one bedroom, first floor apartment close to the ever popular Monton high street in Eccles. Offered with NO ONWARD CHAIN this property comprises in brief of entrance hallway, large living room, fitted kitchen, large double bedroom, modern fitted bathroom, with two storage cupboards completing the accommodation on offer. Externally there are communal gardens with allocated parking. Early viewings highly recommended, all enquiries welcome.

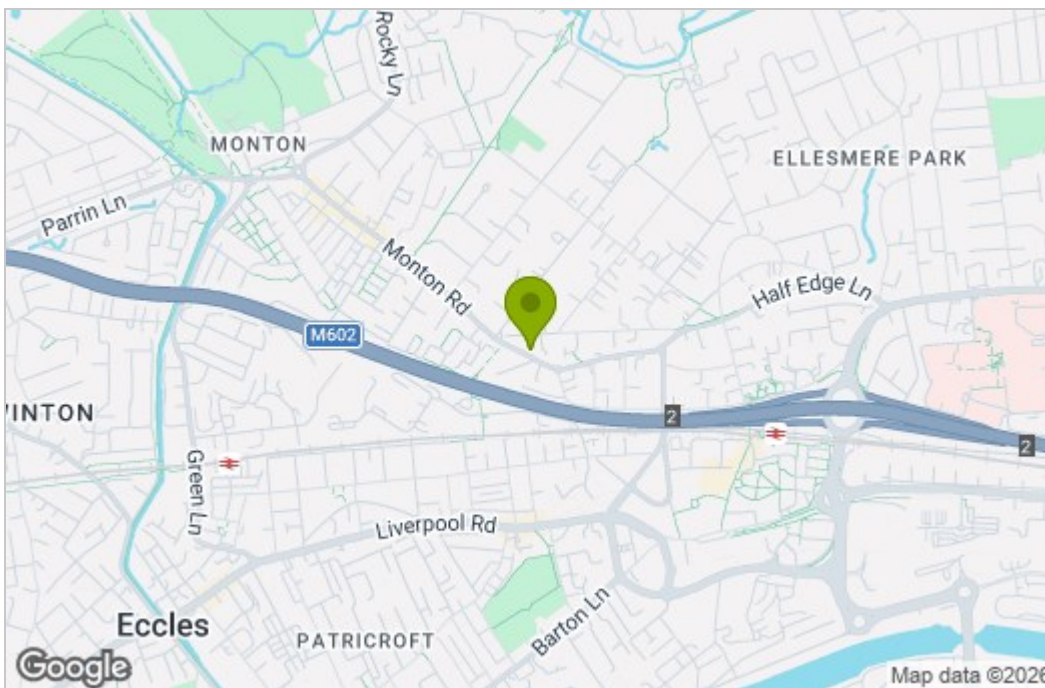
## Floor Plan

GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.

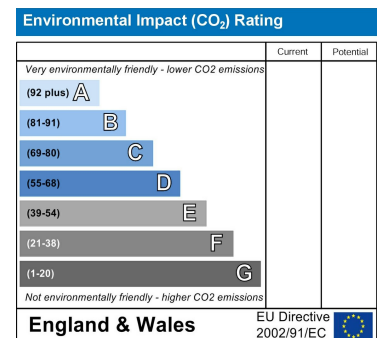
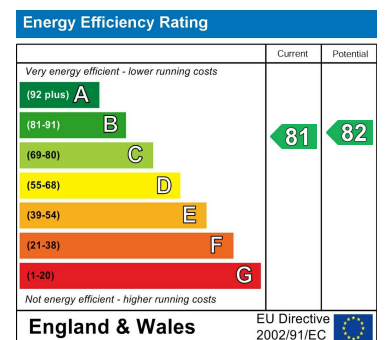


TOTAL FLOOR AREA - 484 sq.ft. (45.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.