

**Monton Office**

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



## Thirkhill Place Clarendon Road Eccles Manchester M30 9AA

### £140,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this immaculately presented and updated two bedroom first floor flat located close to both Eccles and Monton! The property offers hallway, open plan lounge/diner, modern fitted kitchen with built in appliances, two bedrooms and a modern shower room suite. The property offers gas central heating and double glazing. The property, given its condition and position, we feel would make a great first time buy or buy to let property! To the rear of the property there is a communal garden available to residents. Offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- CALLING ALL FIRST TIME BUYERS!
- Two bedrooms
- Fitted modern shower room
- NO VENDOR CHAIN!
- FIRST FLOOR POSITION
- Open plan lounge/diner
- Communal parking available
- Hallway with storage
- Modern fitted kitchen
- Close to Eccles town centre, transport links and motorway network to Manchester



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### Hallway

**Open plan lounge/diner 18'1 x 9'4  
(5.51m x 2.84m)**

**Kitchen 10'5 x 7'8 (3.18m x 2.34m)**

**Bedroom One 11'2 x 9'5 (3.40m x 2.87m)**

**Bedroom Two 9'4 x 6'7 (2.84m x 2.01m)**

**Shower room 6'8 x 5'6 (2.03m x 1.68m)**

### Sales info

We are advised that the property is leasehold. We are advised that the length of the lease was granted for 999 years commencing 1977. There is an annual ground rent of £10.00 (included in the monthly service charge) and a monthly service charge of £130.00.

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.

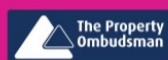
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration 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.



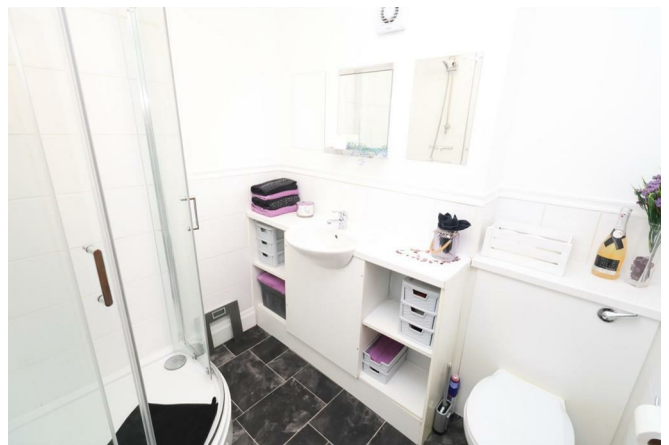
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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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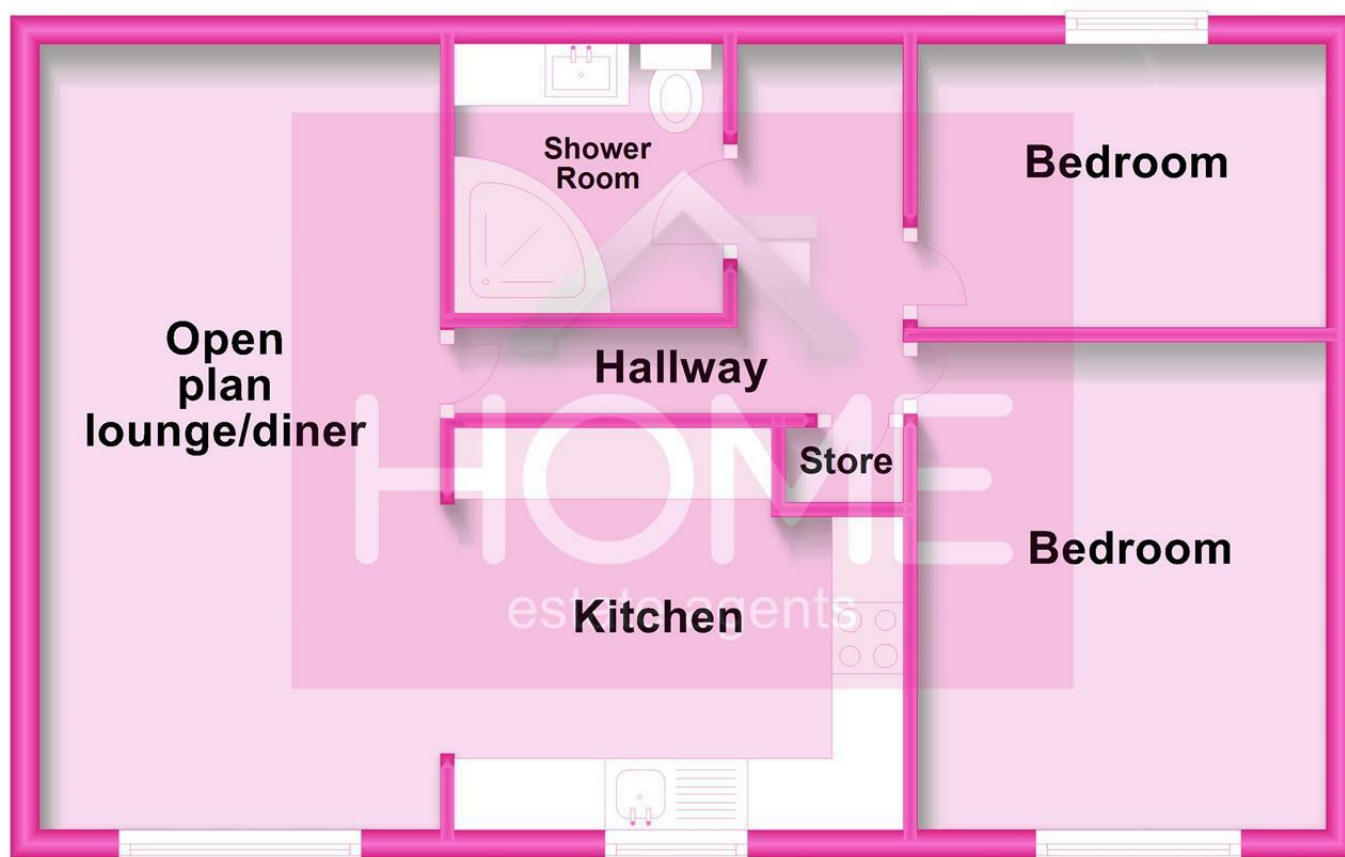
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## Ground Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



Total area: approx. 49.8 sq. metres (535.6 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>		
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