

Craunton House St. Marys Road, Manchester, M30 0AX

£135,000

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RE/MAX
North

Craunton House St. Marys Road

Manchester, M30 0AX

£135,000



- Exceptional condition
- Secured buzzer entrance
- 10 minute tram ride or cycle ride to Media City
- 3 minute walk to Eccles tram stop
- 8% pa historical yield
- Generous balcony with views towards Media City
- 2 minute walk to Eccles main line train station
- Investors & Owner occupiers welcome

Situated within Craunton House on St Mary's Road, Eccles, this fully refurbished and well-presented sixth-floor apartment is offered for sale with no onward chain and is available immediately.

Craunton House is a 15-storey residential development comprising 88 apartments. The building benefits from lift access and communal parking for residents.

The apartment has undergone a full refurbishment throughout and is presented in excellent modern condition. Ideally positioned for access to Eccles town centre, the property is conveniently located for local shops, amenities and transport links. Eccles Metrolink provides connections to Salford Quays and Manchester city centre, while the M60 and M602 motorway networks are also easily accessible.

The property may appeal to first-time buyers, owner-occupiers and investors looking for a refurbished apartment in a well-connected location. No onward chain, early viewing is recommended.

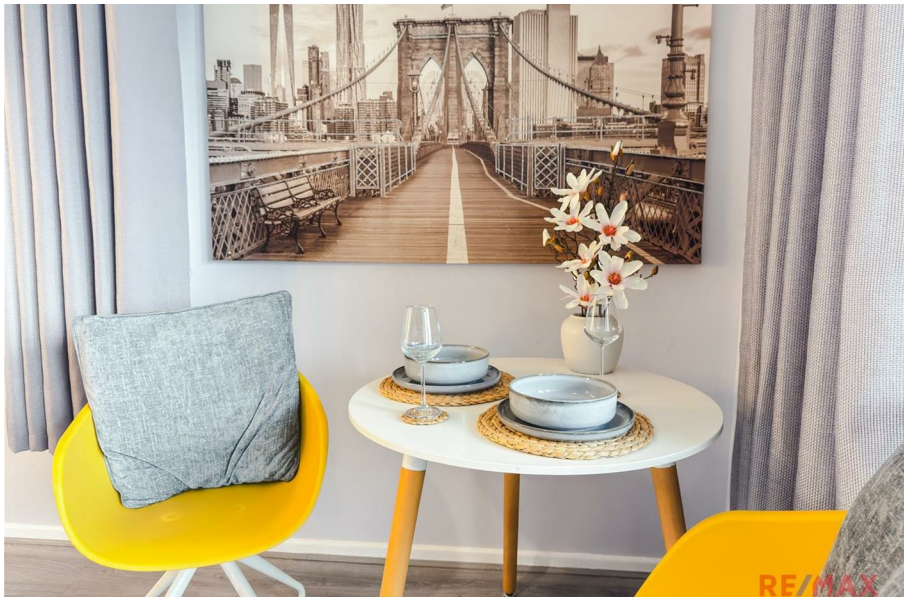
Tenure: Leasehold – 125-year lease from January 2000 (approximately 99 years remaining).
Service Charge: £1,266.81 per annum (2025/26).
Ground Rent: £10 per annum.
Managing Agent: ForHousing.
Council Tax: Band A.
EPC: D.
Building Safety: The building's cladding was replaced in 2018, with a building control completion certificate held. Further external wall and cladding works commenced on 30 March 2026, at no cost to individual leaseholders. Buyers requiring mortgage finance should check their lender's requirements.

Living room	131sqft (39.93msqft)
Kitchen	85sqft (25.91msqft)
Hall way	
Bedroom 1	131sqft (39.93msqft)
Bedroom 2	105sqft (32.00msqft)
Bathroom	38sqft (11.58msqft)
Balcony	



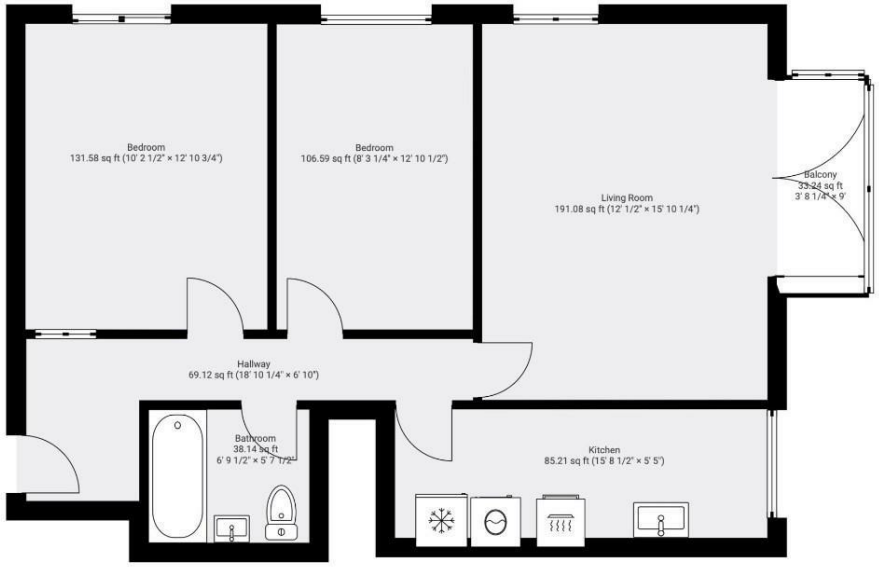







KITCHEN
RULES
IT AWAY
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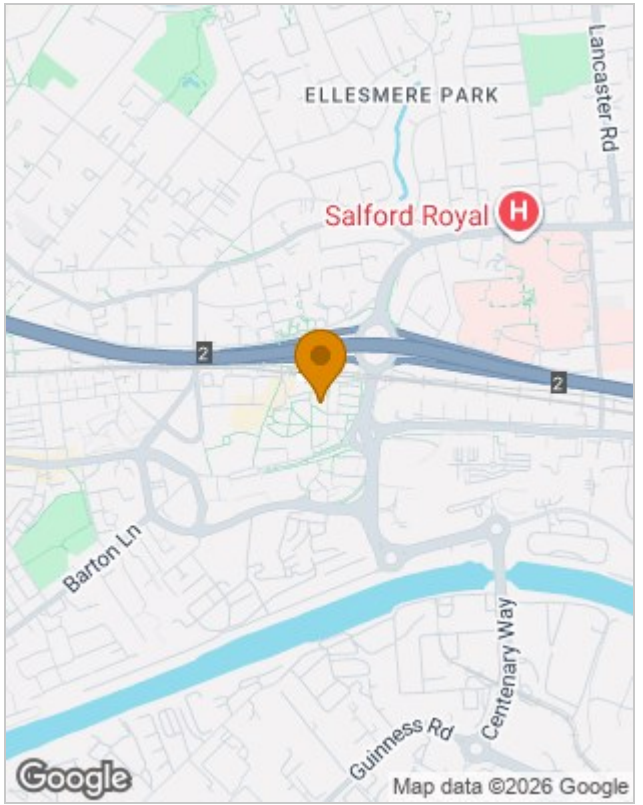
Floor Plans



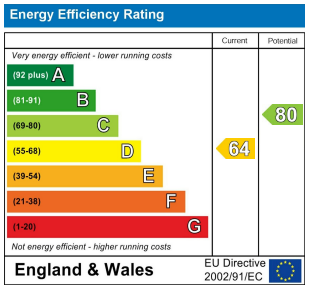
Approximate total area: 688 sq. ft

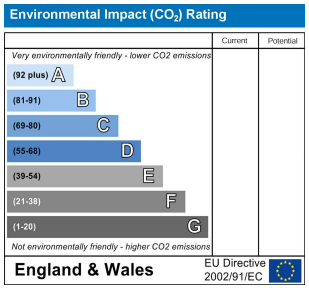
This floorplan is for illustrative purposes only and is not to scale. While every effort has been made to ensure accuracy, the measurements, layout, and fixtures depicted are approximate and may not represent the exact dimensions or specifications of the property. Buyers are advised to independently verify all information and dimensions before making any decisions.

Location Map



Energy Performance Graph





Viewing

Please contact our RE/MAX North Sales Office on +44 (0) 1618 040807
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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