HOME
estate agents

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33 Salteye Road Eccles M30 7PJ

Offers over £205,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom mid townhouse property situated in this popular Eccles residential area. Accommodation comprises from hallway, through lounge/diner, modern fitted kitchen, shaped landing, three good size bedrooms and a three piece bathroom suite. The property is gas central heated and double glazed throughout. Externally there is ample off road parking to the front whilst to the rear there is a paved patio area leading to a further lawn garden and outside storage. Call HOME on 01617898383 to view!

- NO VENDOR CHAIN!
- Three bedroom mid townhouse
- Hallway
- Through Lounge/Diner
- Modern fitted kitchen
- Three good size bedrooms
- Modern fitted bathroom suite
- Off road parking to the front
- Great size garden with paved patio and brick built storage shed to the rear!
- Popular Eccles area

The Property Ombudsman
ClientMoney Protect

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

Hallway

Lounge/diner

Kitchen 10'5 x 7'7 (3.18m x 2.31m)

Shaped landing

Bedroom One 15'9 x 10'3 (4.80m x 3.12m)

Bedroom Two 15'6 x 11'1 (4.72m x 3.38m)

Bedroom Three 9'4 x 7'1 (2.84m x 2.16m)

Bathroom 7'7 x 5'6 (2.31m x 1.68m)

Photos

Please note the photos shown were taken prior to a tenants occupation and therefore an internal viewing is required prior to placing an offer to purchase this property.

Sales info

We are advised that the property is Freehold
We are advised that the current council tax band is band C
The current EPC rating is TBC

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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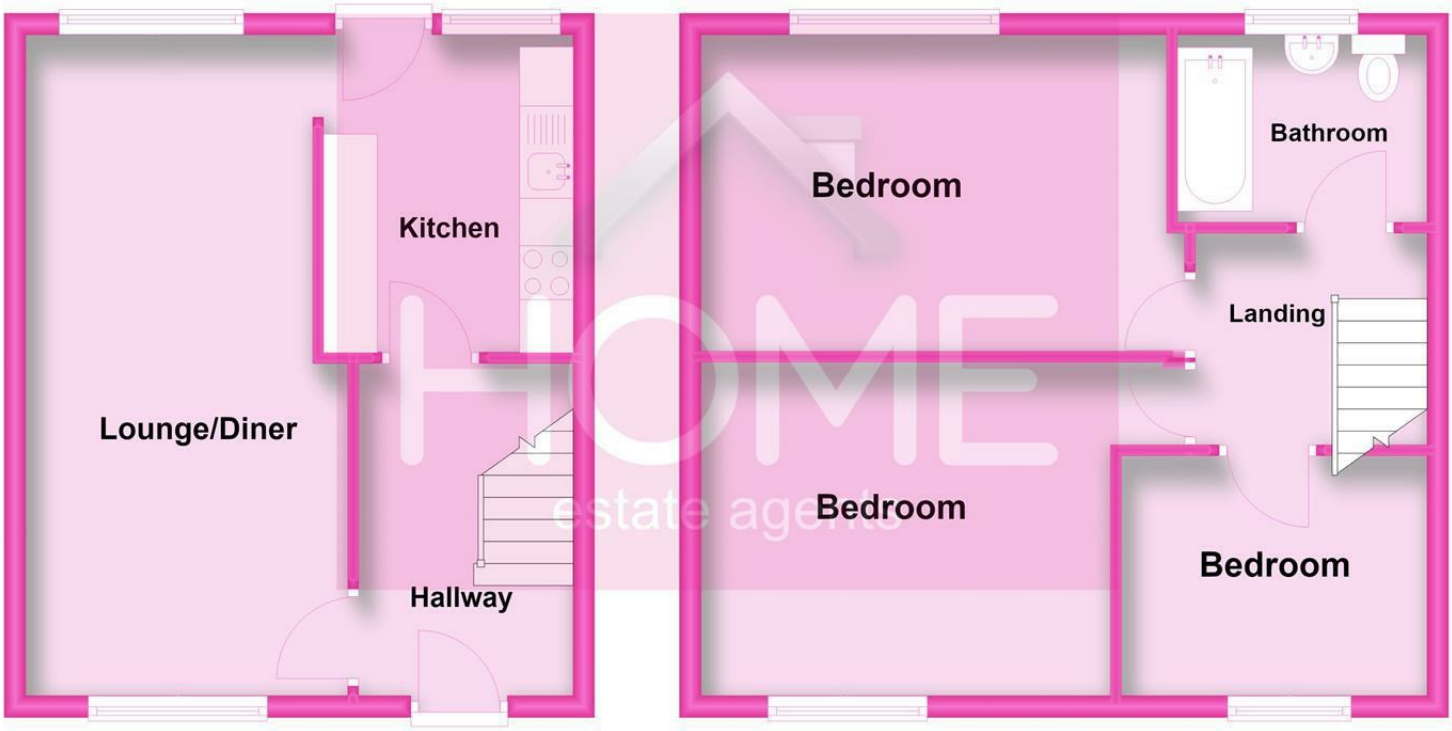
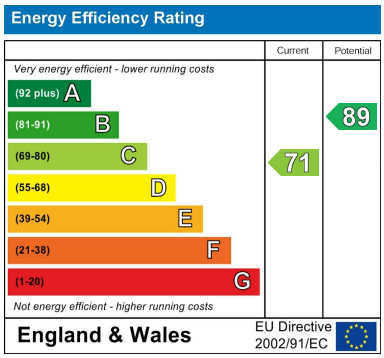
Ground Floor
Approx. 31.4 sq. metres (338.1 sq. feet)

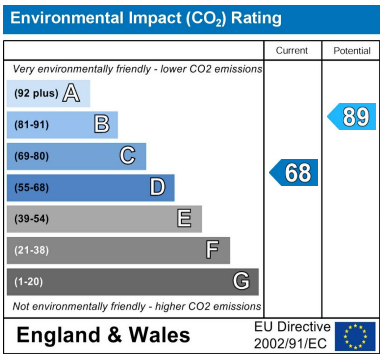
First Floor
Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 73.1 sq. metres (786.5 sq. feet)

All measurements and area quoted are approximate only and are for illustration purposes
Plan produced using PlanUp.





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