



## 1 Garner Drive Eccles Manchester M30 8AQ

### Offers over £300,000

POPULAR LOCATION CLOSE TO MONTON! HOME ESTATE AGENTS are thrilled to offer for sale this immaculate and much improved three bedroom semi detached property. Having been recently updated, including a reroof and additional of a pitched roof to the extension in 2019, rewiring, newly installed kitchen, installation of some new windows and a block paved driveway to the front and side. The property offers hallway, bay-fronted lounge, newly installed kitchen, dining room, shaped landing, three good size bedrooms and a spacious bathroom suite. The property benefits gas central heating and double glazing. Externally there is off road parking to the front and side whilst to the rear there is a mainly lawn garden with paved patio area and garden shed. Ideally positioned close to Monton with its shops, bars and restaurants. Can be offered with no vendor chain if required! Call HOME on 01617898383 to arrange a viewing!

- STUNNING THROUGHOUT!
- Recently updated three bedroom semi detached property
- Close to Monton!
- Spacious hallway
- Bay-fronted lounge
- Stunning fitted kitchen with Quartz work tops
- Dining area with access to the garden
- Three piece bathroom suite
- Block paved garden to the front and side
- Lawn garden to the rear with garden shed and paved patio area



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**Hallway 7'1 x 4'5 (2.16m x 1.35m)**

**Lounge 14'2 x 12'9 (4.32m x 3.89m)**

**Kitchen 18'0 x 8'3 (5.49m x 2.51m)**

**Dining area 10'0 x 8'9 (3.05m x 2.67m)**

**Shaped landing**

**Bedroom One 14'0 x 10'6 (4.27m x 3.20m)**

**Bedroom Two 8'9 x 8'5 (2.67m x 2.57m)**

**Bedroom Three 9'3 x 7'0 (2.82m x 2.13m)**

**Bathroom 6'6 x 8'5 (1.98m x 2.57m)**

#### **Sales info**

We are advised that the property is freehold. We are advised that there is an annual rent charge payable of approx. £4.00.

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

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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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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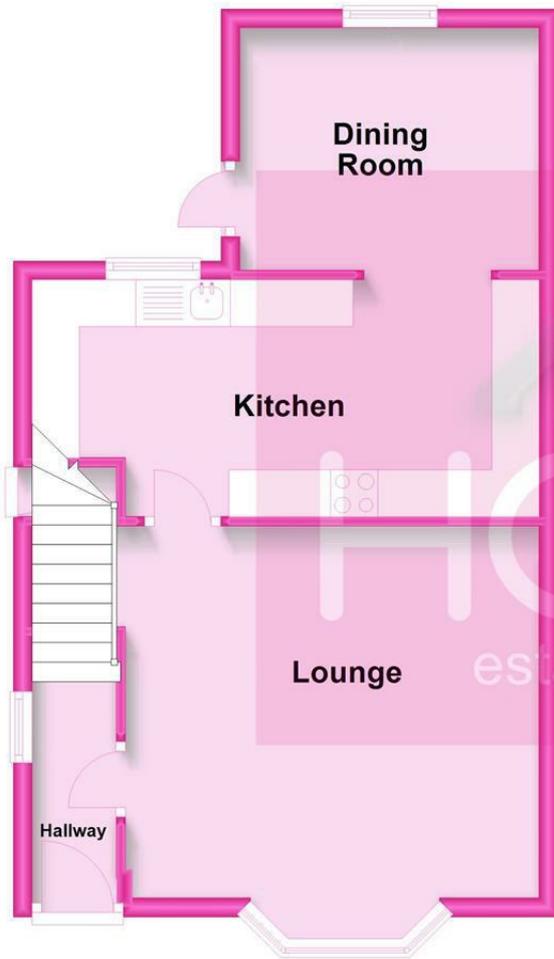
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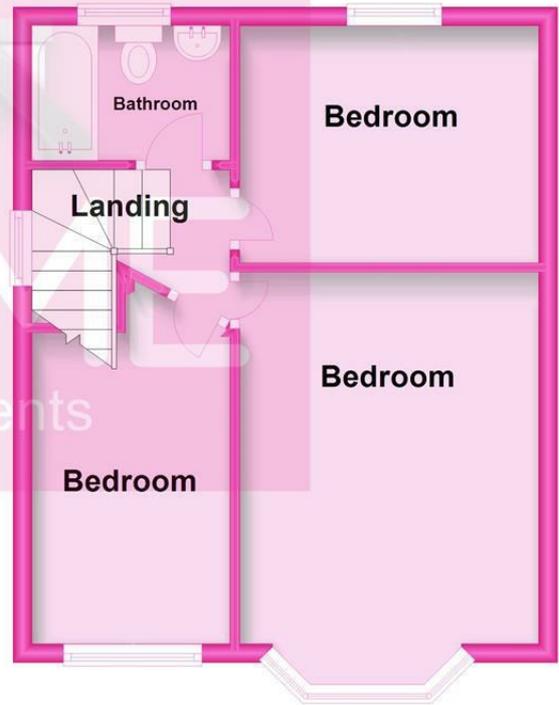
## Ground Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



## First Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 80.7 sq. metres (868.4 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>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

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