



**Helen Street, Eccles**

Manchester



Offers Over **£190,000**

# Helen Street

Eccles, Manchester

This fabulous mid terrace property is coming to the market CHAIN FREE and would make the PERFECT FIRST HOME situated in a POPULAR POCKET of the M30.

Council Tax band: A

Tenure: Leasehold

- Perfect First Time Buy Located in the Popular Peel Green Area
- Open Plan Kitchen and Dining Space Offering Ample Storage
- Two Double Bedrooms
- Three Piece Fitted Bathroom Suite
- South Facing Rear Garden
- Close to Excellent Amenities Including Shops, Schools & the Renowned Trafford Centre
- Well Served by Public Transport and Motorway Links



HILLS



**Lounge**

14' 1" x 12' 2" (4.29m x 3.71m)

**Kitchen/Diner**

14' 1" x 10' 7" (4.29m x 3.22m)

**Landing**

**Bedroom One**

14' 0" x 12' 1" (4.26m x 3.68m)

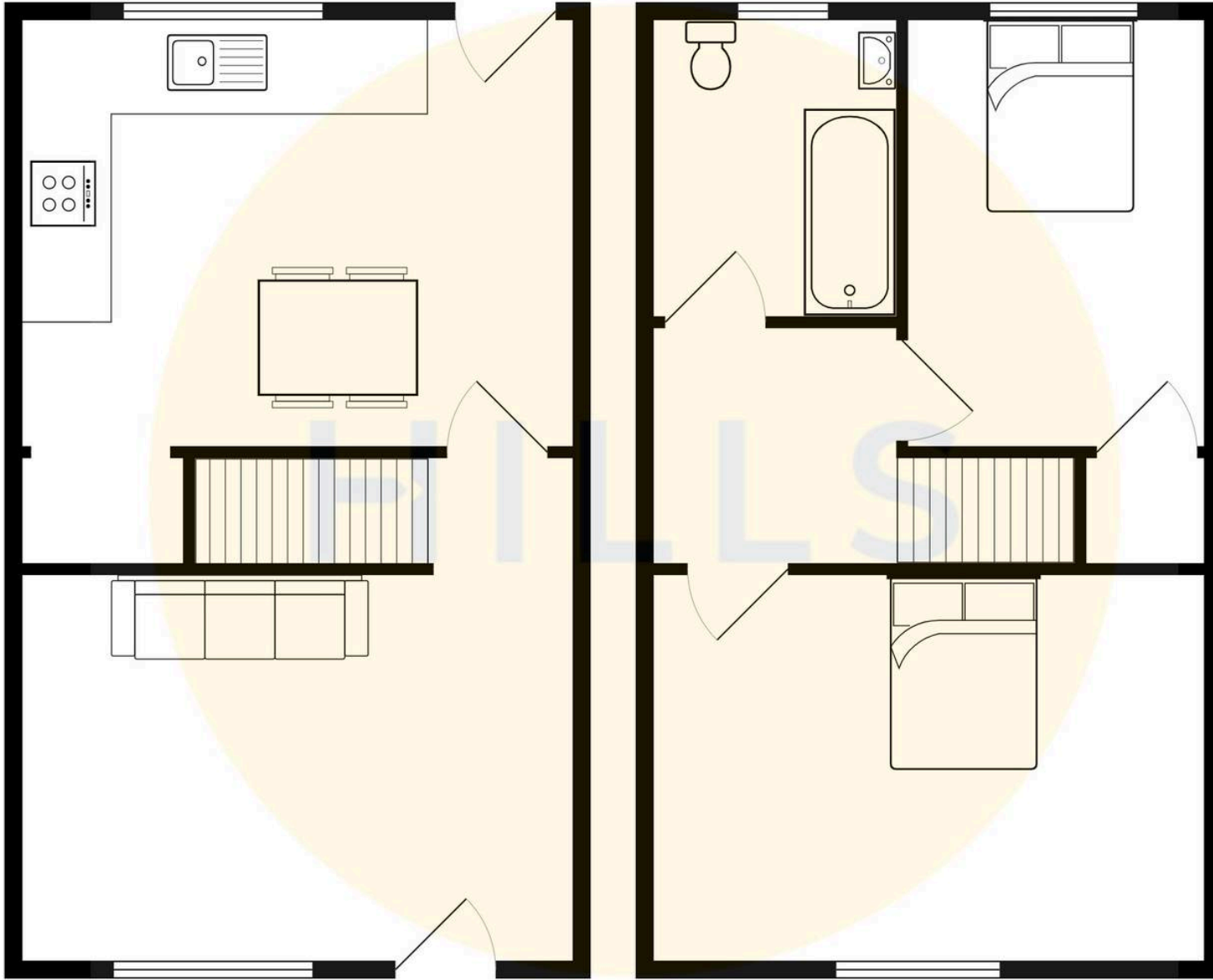
**Bedroom Two**

10' 8" x 7' 11" (3.25m x 2.41m)

**Bathroom**

7' 8" x 5' 9" (2.34m x 1.75m)







## Hills | Salfords Estate Agent

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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.