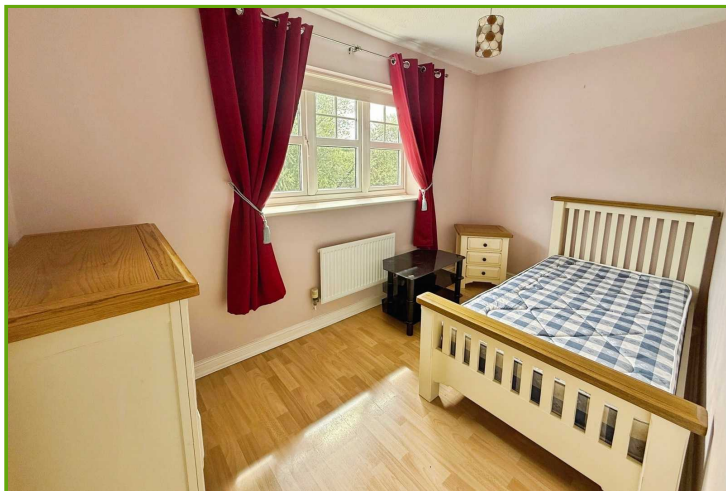
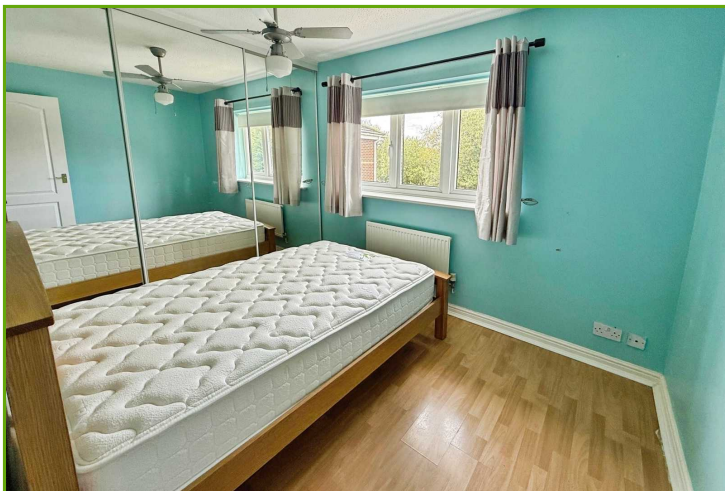
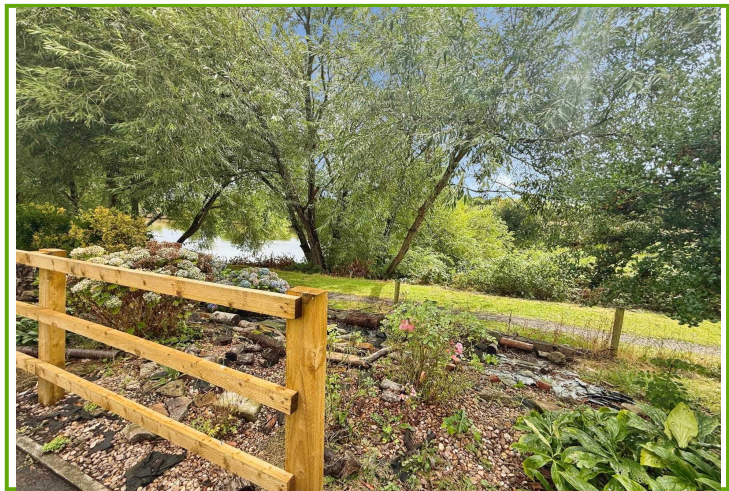




Langland Drive, Eccles,
Manchester, M30

Guide Price: £185,000

Tenure: Freehold



your-move.co.uk

Langland Drive, Eccles, Manchester, M30
Guide Price: £185,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: TBC
Local Authority: Salford City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This two bedroom semi-detached house is for sale in Eccles and is set in a quiet cul-de-sac overlooking the Manchester Ship Canal, offering attractive scenic views!

The ground floor comprises a front living room with an open staircase leading to the first floor, and a fitted kitchen with space for dining. The kitchen provides access to a conservatory, which in turn opens onto a low-maintenance rear garden. The garden is private and not overlooked and includes a large metal storage container. To the side of the house there is driveway parking.

Upstairs, there are two double bedrooms and a shower room with walk-in shower.

Location:
Eccles offers a range of local amenities, including shops, cafés and everyday services around Eccles town centre and along Liverpool Road. There are several schools in the wider Eccles and Monton area, along with local parks and green spaces such as Patricroft Recreation Ground and Winton Park.

Transport links are convenient: Eccles railway station provides services towards Manchester city centre, with journey times typically around 15 minutes, while Eccles tram stop on the Metrolink network offers additional connections across Greater Manchester. Road access is straightforward, with the M60 and M602 within easy reach for commuting to Salford Quays, MediaCityUK and central Manchester.

Living Room
15' x 12' (4.57m x 3.66m)
The living room is neutrally decorated with grey painted walls and one feature wall with wallpaper and laminated flooring.

Kitchen / Diner
11'11" x 8' (3.63m x 2.44m)
With light coloured wall and base units and black worktops. Space for freestanding fridge / freezer, washing machine, and integrated gas hob and oven. There is also space for dining.

Conservatory
9'10" x 6'7" (3m x 2m)
UPVC double glazed and direct access onto the rear garden.

Bedroom 1
12' x 8'1" (3.66m x 2.46m)
The main bedroom sits at the back of the house overlooking the rear garden. A double bedroom with built in wardrobes with mirrored sliding doors and space for further freestanding furniture.

Bedroom 2
12' x 6'8" (3.66m x 2.03m)
The second bedroom is smaller although still a comfortable double bedroom.

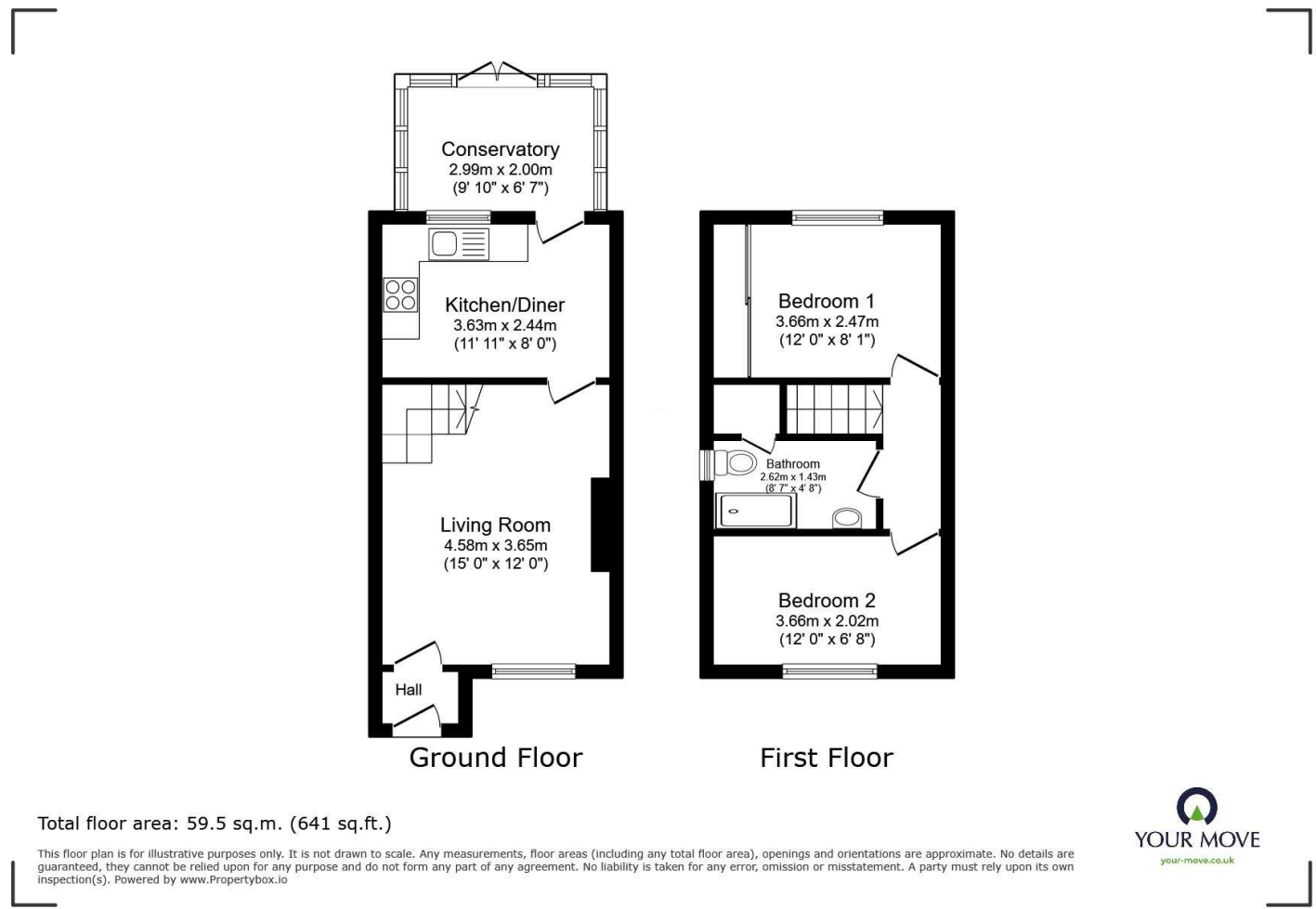
Shower Room
8'7" x 4'8" (2.62m x 1.42m)
Featuring a walk in shower with glass screen, toilet and sink.

Extra Information:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by National Home Move Limited, (company number 11805074), registered in England at 5 Brooklands Place, Brooklands Road, Sale, M33 3SD. Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF. VAT registration no: 315 255 523.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.