



**Eccles Fold
Eccles
Manchester
M30 0NT**

Offers in Excess of £111,000

bettermove

Eccles Fold Manchester

Bettermove are proud to present this lovely two bedroom ground floor flat in Eccles, available with no forward chain.

The property is tenanted and is being sold with tenants in situ - rental yields can be obtained through Bettermove. This is a leasehold property with 984 years remaining on the lease; the ground rent is £302 per year and the service charge is £671.44 per year. The council tax band is A.

The interior of this well-presented property consists of a spacious open plan kitchen/living/dining room, two bedrooms and a family bathroom. The exterior boasts access to communal gardens.

Situated in the popular town of Eccles, the property is close to a range of local amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Eccles rail and tram stations, the M602, M60 and M62.

This exciting investment opportunity is not to be missed! All enquiries can be made through Bettermove.

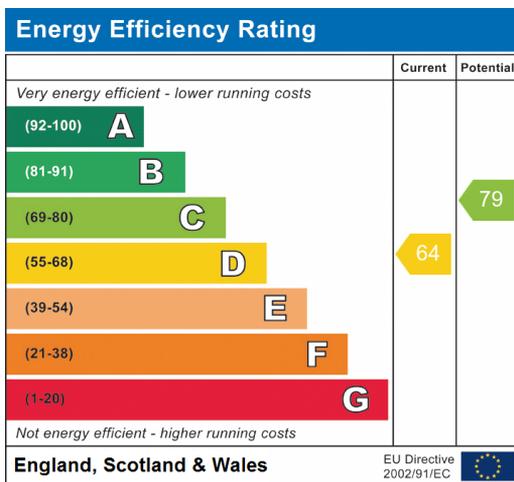
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



AWAITING FLOORPLAN



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