

Monton Office

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13 Peacock Avenue Salford M6 7FP
£200,000

CALLING ALL FIRST TIME BUYERS! HOME ESTATE AGENTS are delighted to offer for sale this immaculate and much improved two bedroom terrace property located in a popular "Irlam's O'th Height". The property offers vestibule, hallway, through lounge and dining room, recently fitted modern kitchen, shaped landing, two good size bedrooms, fitted modern bathroom suite and storage cupboard which is currently used as a walk in wardrobe. The property offers double glazing and gas central heating. Externally there is a private yard area with outside storage cupboard to the rear perfect for those Summer evenings! Ideally positioned close to transport links to Salford Quays, Salford and Manchester City center. Call HOME on 01617898383 to arrange your viewing!

- CALLING ALL FIRST TIME BUYERS!
- Through lounge and dining room
- Two good size bedrooms
- Popular "Irlams Oth Height" area!
- Great size two bedroom terrace
- Modern, recently fitted kitchen
- Useful store room/walk in wardrobe
- Vestibule and hallway
- Fitted three piece bathroom suite
- Pleasant yard area to the rear



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Vestibule

Hallway

Through lounge/diner 11'9 (widening to 12'9) x 23'0 (3.58m (widening to 3.89m) x 7.01m)

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

Shaped landing

Bedroom One 15'4 x 11'0 (4.67m x 3.35m)

Bedroom Two 11'4 x 10'2 (3.45m x 3.10m)

Bathroom 8'0 x 6'4 (2.44m x 1.93m)

Store room 8'0 x 3'7 (2.44m x 1.09m)

Sales info

We are advised that the property is Freehold. We are advised that there is an annual rent charge or approx. £3.00.

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

The current EPC rating is TBC.

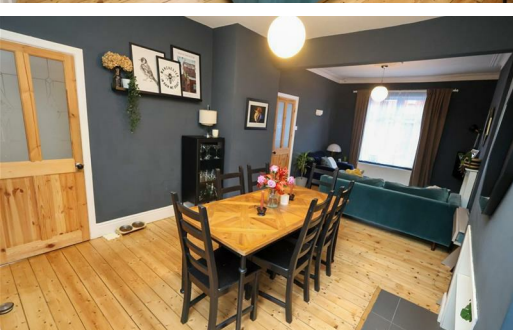
IMPORTANT INFORMATION -

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.

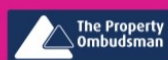
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration 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.

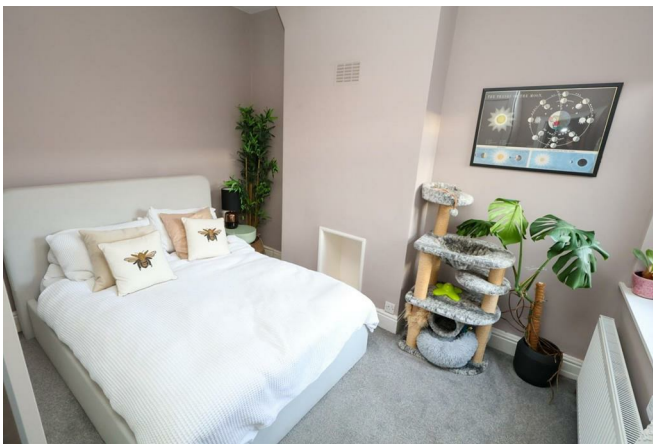


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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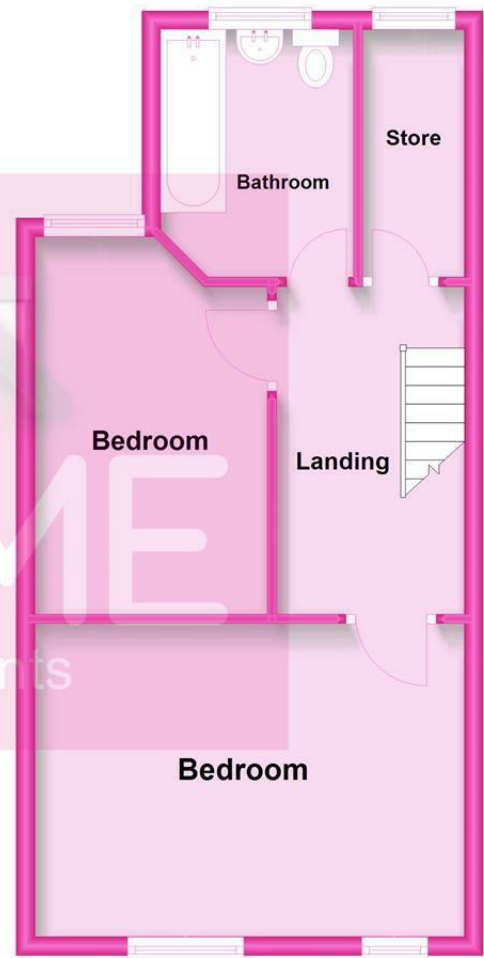
Ground Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 83.4 sq. metres (897.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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