

**Monton Office**

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## 32 Longview Drive Swinton Manchester M27 9GJ

**£300,000**

FULLY RENOVATED PROPERTY! STUNNING FAMILY ACCOMMODATION! HOME ESTATE AGENTS are thrilled to offer this extended and fully renovated three bedroom semi detached located on this "tucked away" residential Swinton street. The property comprises porch, hallway, entrance W/C, bay-fronted lounge, impressive open plan kitchen/diner with newly extended and stunning kitchen, shaped landing with stairs to the useful loft room, three bedrooms and a newly installed bathroom suite. The property benefits a newly installed gas central heating system and double glazing. Externally there is a block paved driveway to the front and side whilst to the rear there is a recently landscaped and lawn garden. Available with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- FULLY RENOVATED PROPERTY!
- STUNNING FAMILY ACCOMMODATION!
- Extended and fully renovated three bedroom semi detached
- Porch and hallway with W/C
- Bay-fronted Lounge with log burner
- Fantastic, open plan kitchen/diner/family room to the rear
- Three bedrooms PLUS useful LOFT ROOM
- Newly installed bathroom suite
- Ample off road parking and garden to the rear
- Not overlooked to the front!



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**Porch 8'0 x 2'8 (2.44m x 0.81m)**

**W/C 4'0 x 4'0 (1.22m x 1.22m)**

**Hallway 15'0 x 5'11 (4.57m x 1.80m)**

**Lounge 11'0 x 14'0 (3.35m x 4.27m)**

**Open plan kitchen diner 18'0 x 15'1  
(5.49m x 4.60m)**

**Shaped landing**

**Bedroom One 12'0 x 10'0 (3.66m x 3.05m)**

**Bedroom Two 11'0 x 10'0 (3.35m x 3.05m)**

**Bedroom Three 7'0 x 7'0 (2.13m x 2.13m)**

**Bathroom 7'0 x 5'1 (2.13m x 1.55m)**

**Loft room 17'0 x 12'0 (5.18m x 3.66m)**

#### **Sales info**

We are advised that the property is leasehold. The term of the lease was granted for 990 years and commenced 1936. There is an annual ground rent payable of approx. £4.00.

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

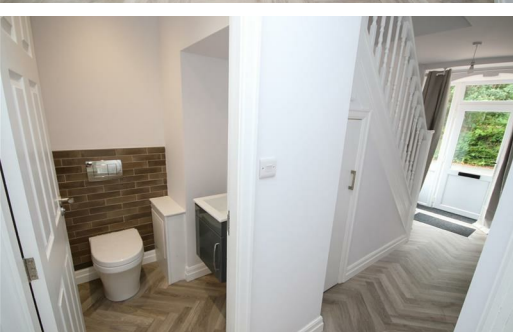
The current EPC rating is TBC.

#### **IMPORTANT INFORMATION -**

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document

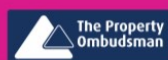
(including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration only.

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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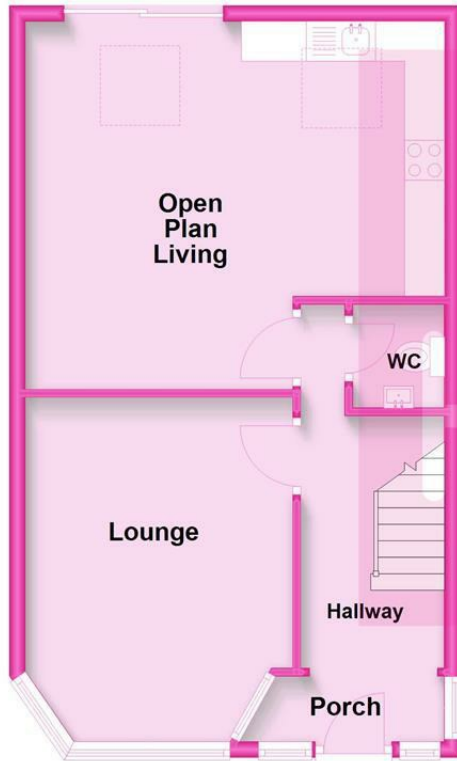
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## Ground Floor

Approx. 47.3 sq. metres (509.6 sq. feet)



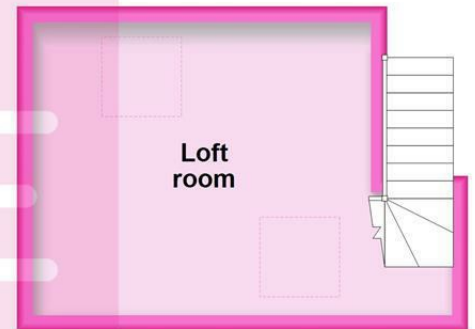
## First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



## Second Floor

Approx. 17.2 sq. metres (185.1 sq. feet)



Total area: approx. 101.5 sq. metres (1092.5 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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