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Stretford Office

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Monton Office

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37 Greenside Court Monton Manchester M30 9QH

Offers over £110,000

GREAT MONTON POSITION! CHECK OUT THE VIRTUAL TOUR! HOME ESTATE AGENTS are pleased to offer for sale this well positioned, top (second) floor flat which is within a short walk to Monton Village with its array of shops, bars and restaurants! Accommodation comprises hallway with built in storage, lounge/diner, fitted (recently updated) kitchen, one double bedroom and modern fitted bathroom suite. Located to the second floor the property is positioned on the top floor of the development and has access to parking. The property is heated via electric heaters and is double glazed. Externally there are communal gardens. Call HOME On 01617898383 to view!

- GREAT MONTON LOCATION!
- Hallway with storage
- Fitted bathroom
- Top floor (Second floor) flat
- Lounge/Diner
- Short walk to Monton village!
- One double bedroom
- Fitted kitchen
- Parking available



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Hallway

Wood effect flooring, door to front and electric heater.

Storage 6'7 x 4'4 (2.01m x 1.32m)

Storage and electric storage.

Lounge 16'9 x 10'5 (5.11m x 3.18m)

uPVC double glazed window to front, wood effect flooring, television point and electric heater.

Kitchen 10'6 x 8'4 (3.20m x 2.54m)

Fitted with wall and base units, roll edge worktops, sink unit, space for cooker, space for cooker and tiled to complement. uPVC double glazed window to rear.

Bedroom One 13'9 x 8'6 (4.19m x 2.59m)

uPVC double glazed window to rear, storage and electric heater.

Bathroom 6'2 x 5'5 (1.88m x 1.65m)

Fitted with a three piece bathroom suite comprising from low level W/C, pedestal wash hand basin and panelled bath. Extractor fan and tiled to complement.

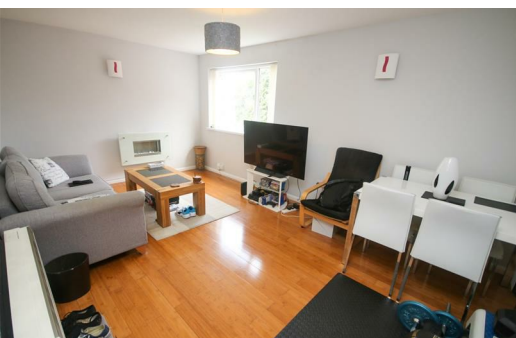
Tenure

We are advised that the property is leasehold with an initial term of 999 years. We are advised that there is a monthly ground rent and maintenance charge of approx £70.00 per calendar month.

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 are approximate.

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. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Total area: approx. 46.7 sq. metres (502.4 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		
	59	79
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	47	64
England & Wales	EU Directive 2002/91/EC	



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