

Monton Office

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15 Swanage Road Eccles Manchester M30 8NJ

£375,000

EXTENDED AND IMMACULATE THROUGHOUT! HOME ESTATE AGENTS are thrilled to offer for sale this immaculate and extended four DOUBLE bedroom semi detached family home.

Having been recently modernised and extended this property now offers spacious and modern accommodation throughout. The property comprises hallway, lounge, open plan fitted kitchen/diner with bi-fold doors accessing the rear garden, first floor landing with two double bedrooms, modern recently fitted four piece bathroom suite and dressing area which leads to the second floor providing a further landing area with into eaves storage and the other two double bedrooms. The property boasts double glazing and gas central heating. Externally there is a double resin driveway which allows access to the side and into the rear garden. The rear garden has been recently landscaped and is complete with resin path, paved patio area and artificial grass area. They say save the best till last and this is never truer than here, located in the rear garden is the timber constructed bar area and further home office/salon which needs to be seen to be appreciated! Situated in a quiet cul de sac position and with close proximity to good local schooling, its the perfect family home! Call HOME On 01617898383 to view.

- STUNNING CONDITION THROUGHOUT!
- Extended to create a second floor and is now four bedrooms!
- HOME OFFICE/SALON/GYM AND BAR AREA TO THE REAR
- Four double bedrooms
- Hallway
- Lounge with media wall
- Open plan modern kitchen/diner with Bi-fold doors to the garden
- Modern fitted four piece bathroom suite
- Dressing area with stairs to the second floor
- Double, resin, driveway to the front



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Hallway 10'5 x 4'2 (3.18m x 1.27m)

Lounge 13'8 x 10'5 (4.17m x 3.18m)

Kitchen/diner 20'4 x 10'6 (6.20m x 3.20m)

First floor landing

Bedroom One 14'5 x 10'5 (4.39m x 3.18m)

Bedroom Two 13'9 x 10'5 (4.19m x 3.18m)

Dressing room 7'4 x 7'1 (2.24m x 2.16m)

Bathroom 5'5 x 4'4 (1.65m x 1.32m)

Second floor landing

Bedroom Three 13'6 x 9'8 (4.11m x 2.95m)

Bedroom Four 11'6 x 7'9 (3.51m x 2.36m)

Sales info

We are advised that the property is Freehold.

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

The current EPC rating is D.

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.

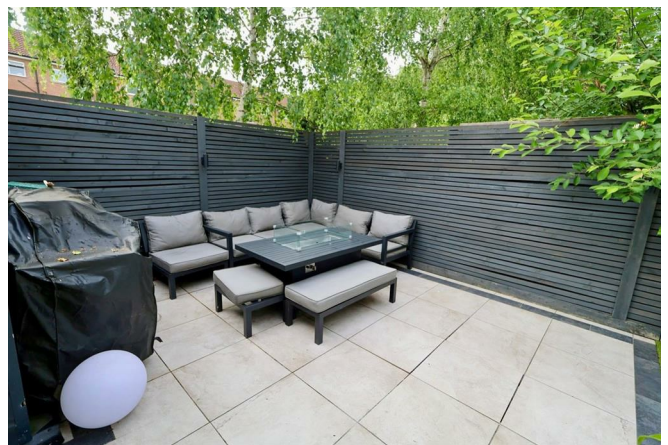


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

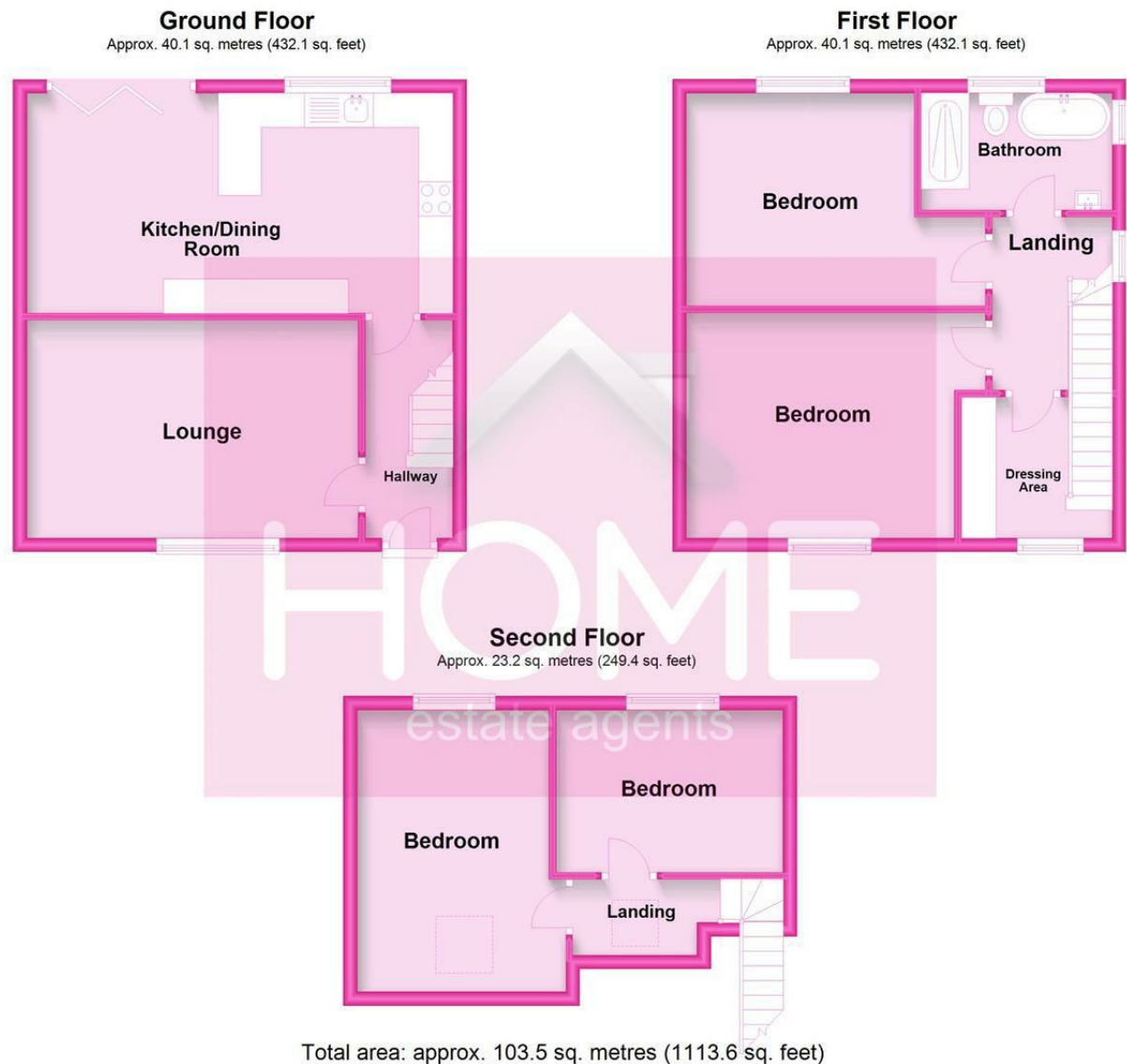


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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