



81 Ellesmere Green Monton Manchester M30 9EZ

£295,000

NO VENDOR CHAIN! USEFUL LOFT ROOM! HOME ESTATE AGENTS are delighted to offer for sale this immaculate and much improved three bedroom end townhouse property which has the added bonus of a useful loft room. The property comprises hallway, lounge, downstairs W/C, open plan kitchen/diner, shaped landing, three bedrooms, en-suite shower room to the master bedroom and family bathroom suite. To the second floor and accessed via a fixed staircase there is a useful loft room which could offer a multitude of uses such as a home office. The property offers double glazing and gas central heating. Externally there are gardens to the front, side and rear along with with a driveway to the rear. Located on a popular cul de sac position, close to Monton with its array of shops, bars and restaurants not to mention local schooling and great walks! Offered with **NO VENDOR CHAIN!** Call HOME on 01617898383 to view!

- MODERN END TOWNHOUSE!
- Hallway
- Open plan, modern kitchen/diner
- USEFUL LOFT ROOM!
- Lounge
- Three bedrooms, ensuite and family bathroom to first floor
- Three bedroom end terrace property
- Downstairs W/C
- Useful loft/office room to the second floor
- Gardens to the front, side and rear with parking to the rear



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Hallway 10' x 3'9 (3.05m x 1.14m)

Lounge 16'5 x 10'8 (5.00m x 3.25m)

Downstairs W/C 5'8 x 3'0 (1.73m x 0.91m)

Open plan kitchen/diner 14'1 x 10'4 (4.29m x 3.15m)

Shaped landing 9'2 x 6'4 (2.79m x 1.93m)

Bedroom One 10'9 x 8'5 (3.28m x 2.57m)

En-Suite 7'5 x 3'1 (2.26m x 0.94m)

Bedroom Two 10'0 x 7'6 (3.05m x 2.29m)

Bedroom Three 7'1 x 7'1 (2.16m x 2.16m)

Bathroom 7'7 x 6'1 (2.31m x 1.85m)

Loft room 14'4 x 13'4 (4.37m x 4.06m)

Sales info

We are advised that the property is leasehold. We are advised that the length of the lease was granted for 999 years commencing 2005. We are advised that there is an annual ground rent of £150.00. There is also an estate management charge of approx. £150.00 payable annually.

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

The current EPC rating is C.

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. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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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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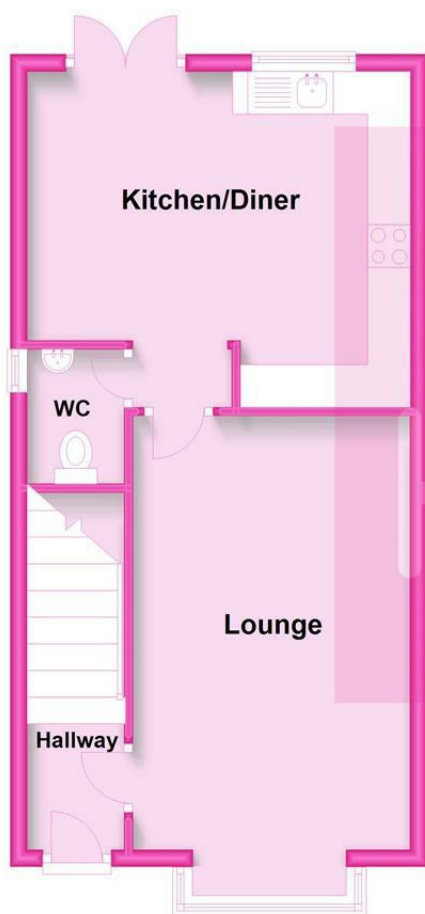
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Ground Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



Second Floor

Approx. 18.2 sq. metres (195.4 sq. feet)



Total area: approx. 96.3 sq. metres (1036.4 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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