

Monton Office

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4 Dougall Walk Manchester M12 5HP

Offers over £225,000

PERFECT FAMILY HOME! FOUR BEDROOMS! HOME ESTATE AGENTS are delighted to offer for sale this well presented four bedroom semi detached family home. Situated on this quiet and pedestrian only part of the development (no parking available), the property comprises hallway, downstairs W/C, lounge, dining room, fitted kitchen, shaped landing, four bedrooms and a fitted shower room with walk in shower. The property offers double glazing and gas central heating. Externally the property is accessed via a walkway with pedestrian only access and offers paved front garden and a large rear garden with paved patio area and further lawn garden area. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- FOUR BEDROOM SEMI DETACHED!
- Dining room
- Fitted shower room
- NO VENDOR CHAIN!
- Hallway with downstairs W/C
- Fitted kitchen
- Paved garden to the front and sizeable rear garden (no parking available)
- Lounge
- Four bedrooms
- Fantastic amenities and transport links



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Hallway 14'0 x 10'0 (4.27m x 3.05m)

Downstairs W/C 4'0 x 3'0 (1.22m x 0.91m)

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

Dining room 9'0 x 8'1 (2.74m x 2.46m)

Kitchen 12'0 x 8'1 (3.66m x 2.46m)

Shaped landing

Bedroom One 12'0 x 8'0 (3.66m x 2.44m)

Bedroom Two 9'0 x 8'0 (2.74m x 2.44m)

Bedroom Three 9'0 x 8'0 (2.74m x 2.44m)

Bedroom Four 10'0 x 6'0 (3.05m x 1.83m)

Shower room 6'0 x 6'0 (1.83m x 1.83m)

Sales info

We are advised that the property is Freehold.

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

The current EPC rating is D.

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

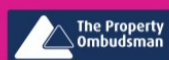
specialist. All sizes quoted and floorplans are approximate and are for illustration only.

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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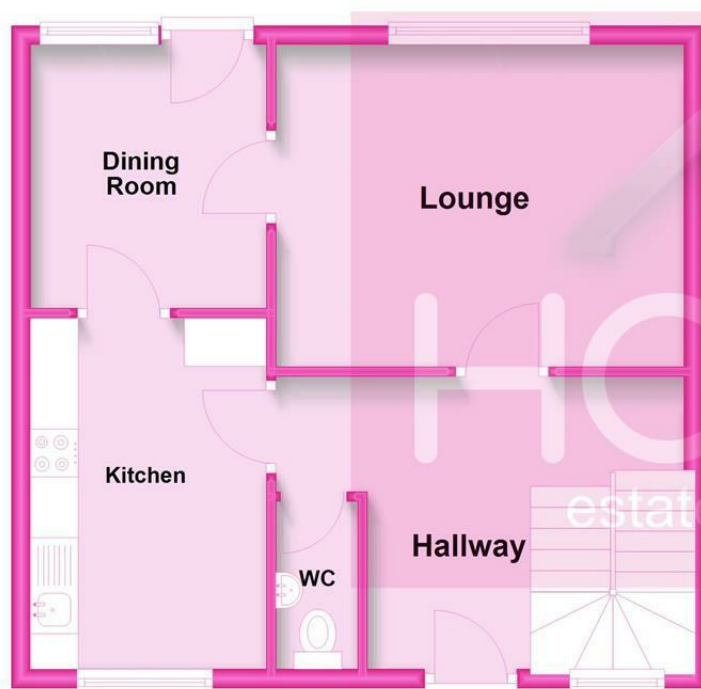
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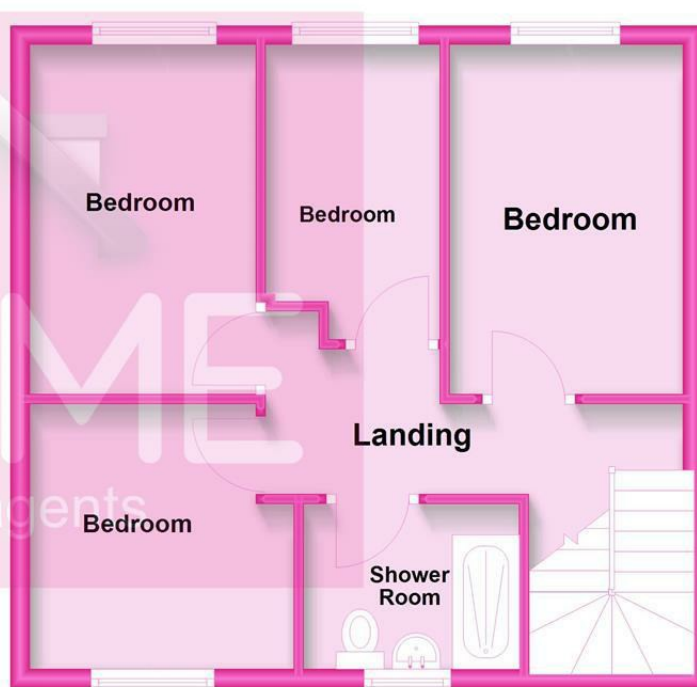
Ground Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 88.9 sq. metres (956.8 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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