

Monton Office

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5 Monton Lodge Montonfields Road Eccles Manchester M30 8EH

Offers over £150,000

NO VENDOR CHAIN! TOP FLOOR FLAT! HOME ESTATE AGENTS are privileged to offer for sale this immaculate two bedroom, third floor flat within walking distance of Monton and the Bridgewater canal! Accommodation comprises of hallway, open plan lounge/dining/kitchen, two double bedrooms and a modern bathroom suite. Both the kitchen and bathroom have recently been updated and now offer modern fixtures. The property offers gas central heating (boiler installed in approx. 2024) and double glazing. The property benefits from secure, allocated parking for one vehicle. Being ideally positioned within walking distance of all the shops, bars and restaurants Monton has to offer whilst also being within a short stroll to the Bridgewater canal. Call HOME on 01617898383 to view!

- AVAILABLE WITH NO CHAIN!
- Hallway
- Fitted bathroom suite
- Parking space available
- TOP FLOOR FLAT!
- Open plan lounge/dining/kitchen
- Popular location
- Two double bedroom third floor flat
- Two double bedrooms
- Walking distance to Monton!

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Hallway

Open plan lounge/dining and kitchen
22'1 x 14'8 (6.73m x 4.47m)

Bedroom One 15'0 x 10'2 (4.57m x 3.10m)

Bedroom Two 7'2 x 10'7 (2.18m x 3.23m)

Bathroom 5'8 x 7'5 (1.73m x 2.26m)

Sales info

We are advised that the property is leasehold. We are advised that the length of the lease was granted for 999 years. There is an annual ground rent payable of approx. £0.00 and an annual service charge of approx. £1260.00. We are advised that the current council tax band is band B. The current EPC rating is C.

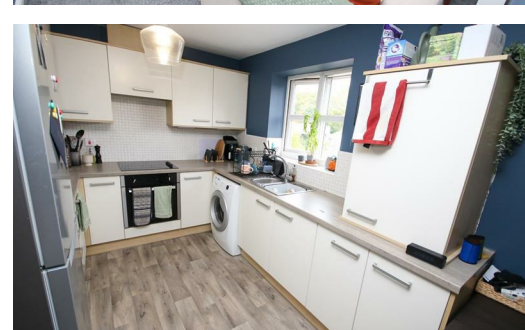
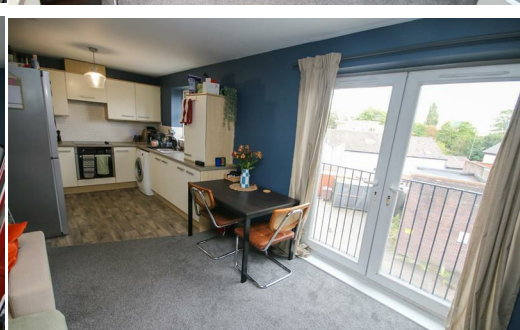
IMPORTANT INFORMATION -

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 Urmoston - 04331861 Stretford - 08259553



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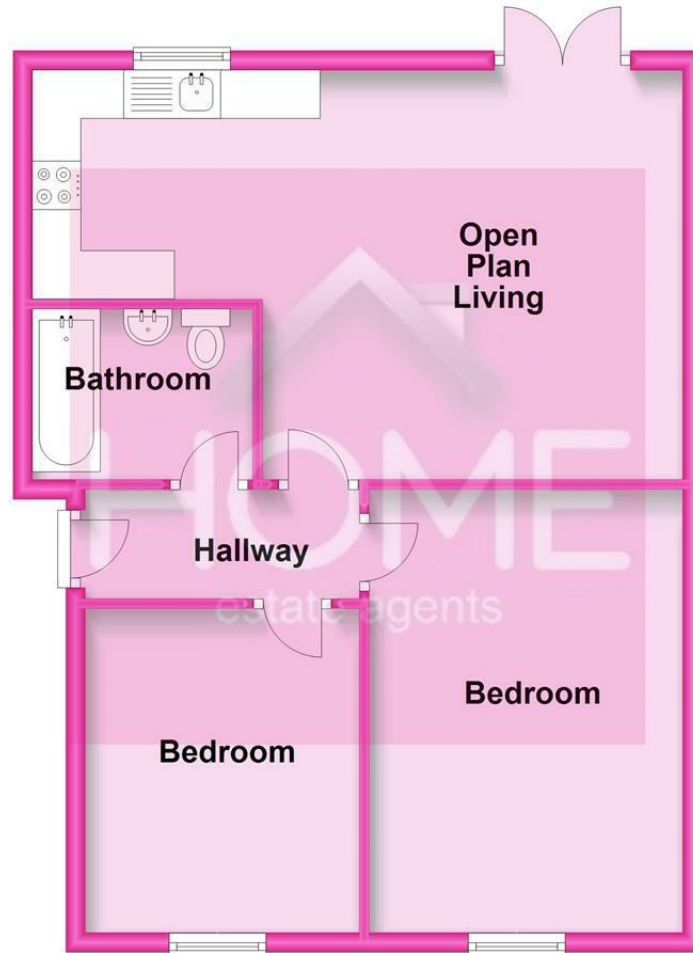
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Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



Total area: approx. 56.5 sq. metres (608.4 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			
(21-38) F			
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