

Monton Office

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16 Highfield Drive Monton Manchester M30 9PZ

Offers over £500,000

CENTRAL MONTON POSITION! HOME ESTATE AGENTS are thrilled to offer for sale this recently updated and much improved three bedroom semi detached property. This stunning, period family home comprises hallway, downstairs W/C, bay-fronted lounge, dining/sitting room opening to the recently completed kitchen with center island, storage cellar, shaped landing, three bedrooms and a modern fitted four piece bathroom suite. The property has been fitted with a new gas central heating boiler, is double glazed with some newly installed aluminum "Crittall" style windows and doors. Externally to the front, there is off road parking with a recently completed block paved driveway and electric car charging point whilst to the rear there is a porcelain tiled patio areas along with raised garden area. Located just off Monton Road with shops, bars and restaurant's on the door step! Call HOME on 01617898383 to view!

- CENTRAL MONTON POSITION!
- Three bedroom semi detached property
- Dining room open to a modern fitted kitchen with centre island
- Off road parking to the front (with electric car charger), paved patio areas and further raised garden area
- Shops, bars and restaurants on the doorstep!
- Hallway with W/C
- One chamber cellar for storage
- Stunning, period family home
- Bay-fronted lounge
- Family four piece bathroom suite



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Hallway

Downstairs W/C

Lounge 14'11 x 11'9 (4.55m x 3.58m)

Dining/sitting room 12'4 x 10'9 (3.76m x 3.28m)

Kitchen 20'5 x 11'1 (6.22m x 3.38m)

Shaped landing

Bedroom One 16'2 x 12'3 (4.93m x 3.73m)

Bedroom Two 12'4 x 10'9 (3.76m x 3.28m)

Bedroom Three 13'0 x 11'2 (3.96m x 3.40m)

Bathroom

Sales info

We are advised that the property is Freehold. We are advised that there is a yearly rent charge of approx. £8.00 payable.

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

The current EPC rating is D.

IMPORTANT INFORMATION -

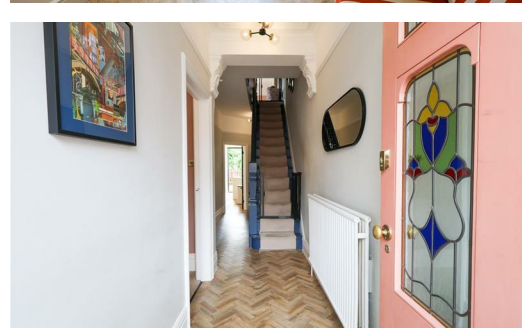
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage

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.

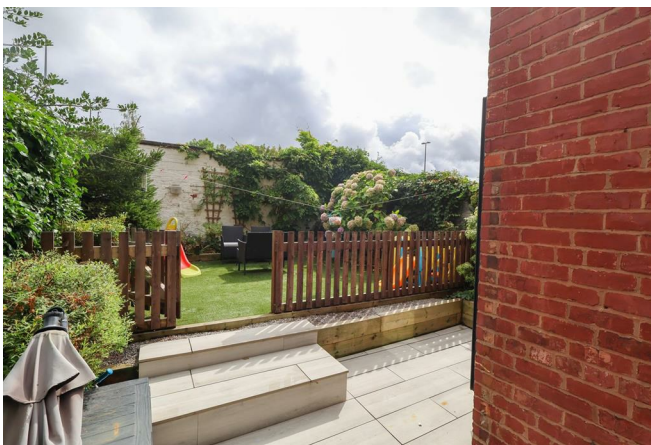
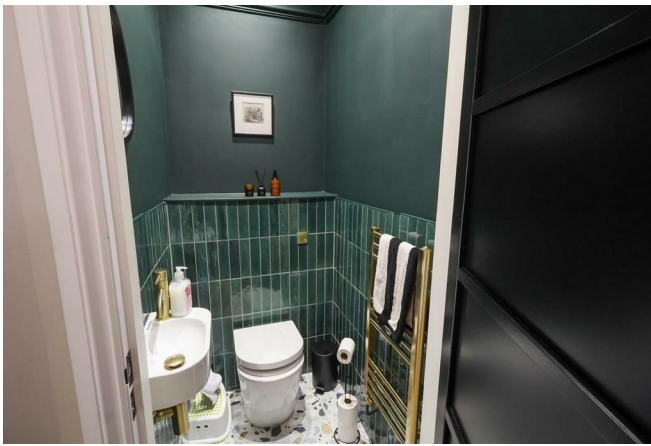


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Registered Address: Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers: Monton - 9262084 Urmston - 04331861 Stretford - 08259553

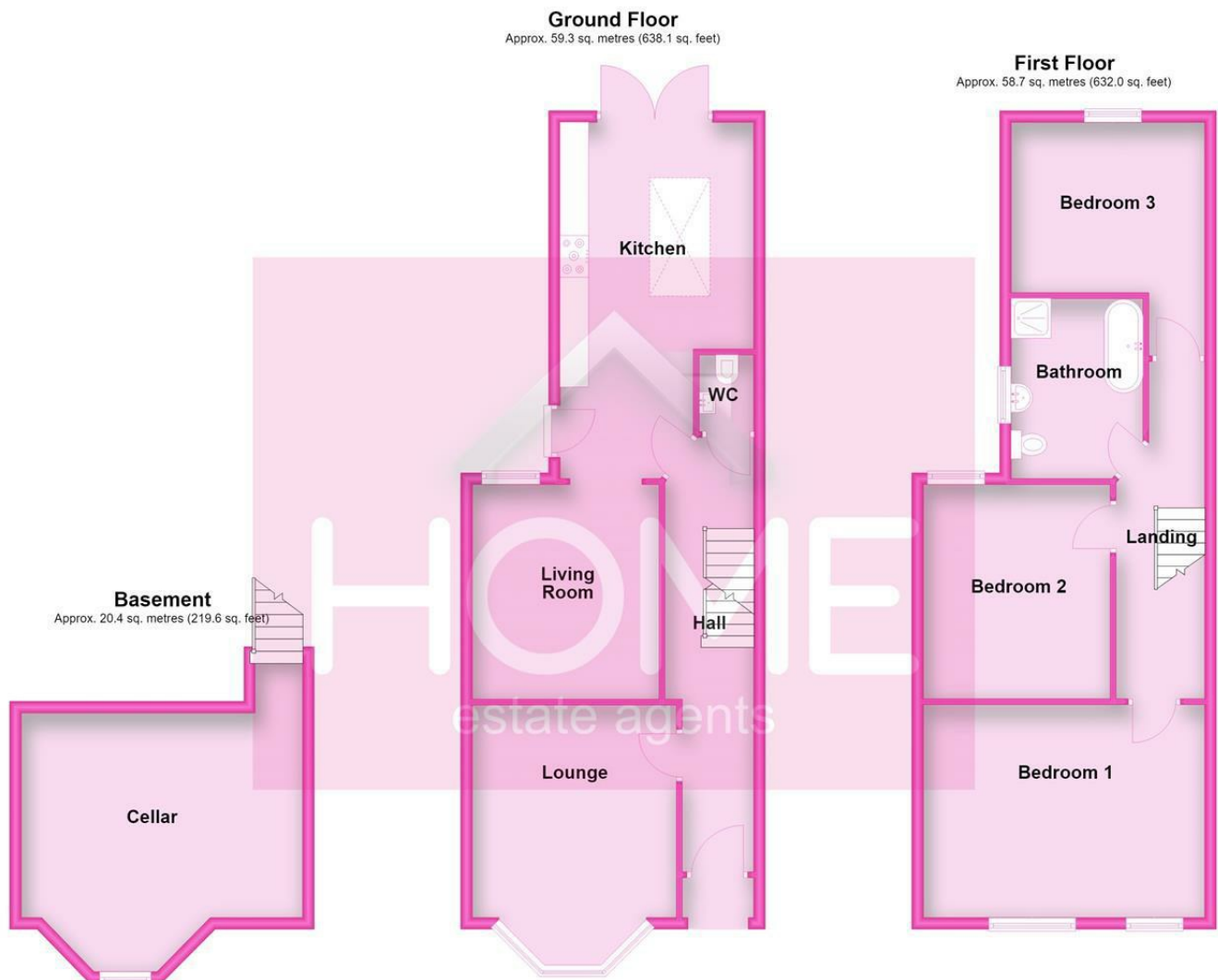


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Total area: approx. 138.4 sq. metres (1489.7 sq. feet)
All measurements and area quoted are approximate only and are for illustration purposes
Plan produced using PlanUp.

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		
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