HOME
estate agents

Monton Office
0161 789 8383
222 Monton Road, Monton
M30 9LJ
@homeinmonton



41 Egmont Street Salford M6 7FJ

Offers over £225,000

POPULAR, MODERN DEVELOPMENT! HOME ESTATE AGENTS are thrilled to offer for sale this well presented and well positioned two DOUBLE bedroom semi detached property. Located close to transport links to Manchester City Centre, Salford and Salford Quays, the property is well positioned for all the local amenities on offer. This recently constructed property comprises hallway, downstairs W/C, modern fitted kitchen, open plan lounge/diner, two spacious double bedrooms and modern fitted bathroom suite. The property is double glazed and gas central heating. Externally there is a driveway to the front and a great size, not overlooked, garden to the rear! Call HOME On 01617898383 to arrange a viewing.

- STUNNING THROUGHOUT!
- GREAT FIRST TIME BUY!
- Modern semi detached property constructed in 2020
- Hallway
- Downstairs W/C
- Modern fitted kitchen
- Open plan living space
- Two DOUBLE Bedrooms
- Modern fitted bathroom suite
- Off road parking to the front and garden to the rear which is not overlooked

The Property Ombudsman
ClientMoney Protect

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

Hallway 6'3 x 2'9 (1.91m x 0.84m)

W/C

Kitchen 10'1 x 6'3 (3.07m x 1.91m)

Open plan living space 17'6 x 13'9 (5.33m x 4.19m)

Shaped landing

Bedroom One 13'7 x 10'4 (4.14m x 3.15m)

Bedroom Two 13'7 x 9'6 (4.14m x 2.90m)

Bathroom 7'1 x 7'6 (2.16m x 2.29m)

Sales info

We are advised that the property is leasehold. We are advised that the length of the lease was granted for 250 years minus 15 days commencing August 2018. We are advised that there is a ground rent payable of approx. £1.00 if requested.
We are advised that the current council tax band is band A.
The current EPC rating is B.

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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First Floor

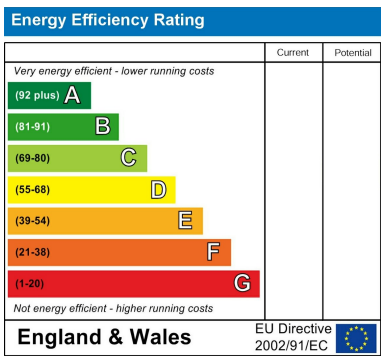
Approx. 35.8 sq. metres (384.9 sq. feet)

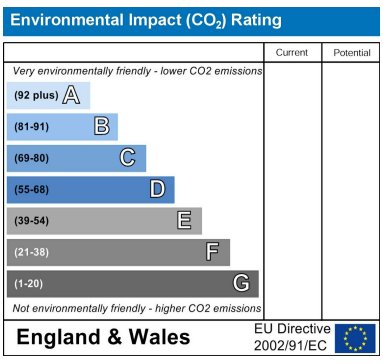
Ground Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 71.5 sq. metres (769.8 sq. feet)





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