

**Monton Office**

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## 36 Snowdon Road Eccles Manchester M30 9AT

### £525,000

**\*\*NEW PRICE ALERT\*\* PERFECT FAMILY HOME!** HOME ESTATE AGENTS are delighted to offer this stunning double fronted period semi detached property spacious family home which is located in this popular location, close to Ellesmere Park, Eccles, Monton and Salford Royal hospital. To the ground floor, the property comprises spacious hallway, bay-fronted lounge, bay-fronted sitting room, dining room which opens to the ground floor kitchen and a further shower room. To the first floor there is a spacious landing, three double bedrooms, fitted bathroom suite and first floor utility room. To the second floor there is a landing area leading through to a bedroom with en-suite shower room. The property is heated by gas central heating and is double glazed throughout. Externally to the front there is paved garden and off road parking whilst to the rear there is a paved and private garden with outhouse housing a further utility room and further storage area. Ideally offered with **NO VENDOR CHAIN!** Call HOME On 01617898383 to view!

- PERFECT FAMILY HOME!
- Spacious hallway
- Downstairs shower room
- Off road parking and paved garden to the rear
- NO VENDOR CHAIN!
- Bay-fronted lounge and sitting room
- Three double bedrooms, fitted first floor utility room and bathroom to the first floor
- Double fronted, semi detached property
- Dining room opening to the kitchen and rear outhouse utility room
- Second floor master bedroom with en-suite bathroom



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**Porch 4'3 x 2'3 (1.30m x 0.69m)**

**Hallway 16'6 x 4'2 (5.03m x 1.27m)**

**Lounge 17'9 x 12'9 (5.41m x 3.89m)**

**Sitting room 15'6 x 13'0 (4.72m x 3.96m)**

**Dining room 12'9 x 10'2 (3.89m x 3.10m)**

**Kitchen 11'7 x 8'9 (3.53m x 2.67m)**

**Downstairs shower room 8'6 x 5'2  
(2.59m x 1.57m)**

**First floor landing 17'3 x 5'9 (5.26m x 1.75m)**

**Bedroom One 17'3 x 15'3 (5.26m x 4.65m)**

**Bedroom Two 14'7 x 12'8 (4.45m x 3.86m)**

**Bedroom Three 13'0 x 12'8 (3.96m x 3.86m)**

**First floor utility room 9'0 x 8'3 (2.74m x 2.51m)**

**Bathroom 8'1 x 7'7 (2.46m x 2.31m)**

**Second floor landing 11'1 x 9'6 (3.38m x 2.90m)**

**Bedroom Four 18'9 x 17'2 (5.72m x 5.23m)**

**En-suite 11'0 x 3'7 (3.35m x 1.09m)**

#### **Sales info**

We are advised that the property is freehold.

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

The current EPC rating is TBC

#### **IMPORTANT INFORMATION -**

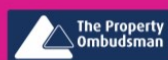
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration 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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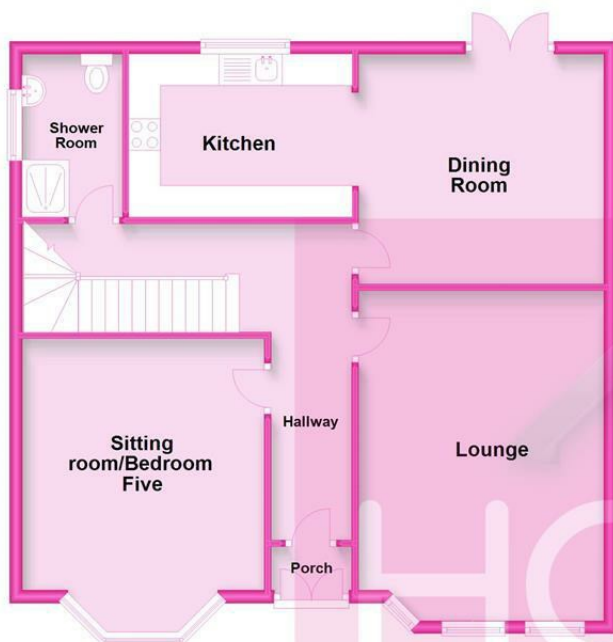
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### Ground Floor

Approx. 80.2 sq. metres (862.9 sq. feet)



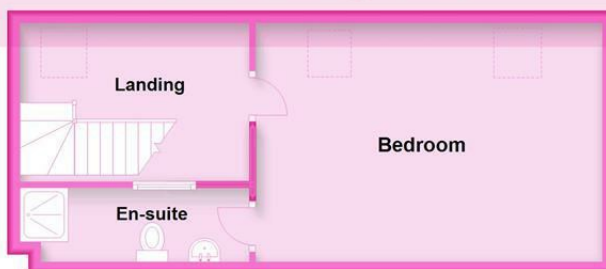
### First Floor

Approx. 78.6 sq. metres (846.5 sq. feet)



### Second Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 193.5 sq. metres (2082.8 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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