

**Monton Office**

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## 14 Stranton Drive Worsley Manchester M28 2TB

### £475,000

PERFECT FAMILY HOME! EXTENDED SEMI DETACHED PROPERTY! HOME ESTATE AGENTS are pleased to offer for sale this immaculate and much improved FIVE Bedroom semi detached property located in a popular cul de sac location. With easy access to the East Lancashire Road with access to Swinton, Monton and Worsley the property is well positioned. The extended property comprises hallway, bay-fronted lounge, open plan living area with modern kitchen and dining area, utility room, downstairs W/C, shaped landing, five bedrooms, modern fitted bathroom and en-suite shower room. The property is gas central heated and double glazed. Externally there is a driveway for off road parking and single garage to the front whilst to the rear there is a raised paved patio area and further lawn garden area perfect for those summer evenings! Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- PERFECT FAMILY HOME!
- FIVE Bedrooms
- Open plan kitchen/diner with utility room and downstairs W/C
- NO VENDOR CHAIN!
- EXTENDED SEMI DETACHED
- Hallway
- En-suite shower room and family bathroom suite
- Double storey extension to the side!
- Bay-fronted lounge
- Off road parking and garden to the rear!



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## Hallway

Lounge 13'6 x 12'9 (4.11m x 3.89m)

Open plan kitchen/diner 13'1 x 20'1 (3.99m x 6.12m)

Utility room 7'6 x 7'0 (2.29m x 2.13m)

W/C 4'4 x 4'2 (1.32m x 1.27m)

## Shaped landing

Bedroom One 13'3 x 9'7 (4.04m x 2.92m)

Bedroom Two 13'1 x 11'5 (3.99m x 3.48m)

Bedroom Three 7'8 x 7'4 (2.34m x 2.24m)

Bedroom Four 9'9 x 7'9 (2.97m x 2.36m)

En-Suite 4'2 x 4'2 (1.27m x 1.27m)

Bedroom Five 7'4 x 6'5 (2.24m x 1.96m)

Bathroom 8'1 x 8'0 (2.46m x 2.44m)

## Sales info

We are advised that the property is leasehold. We are advised that there is a 900 year lease with an annual ground rent of £5.00.

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

The current EPC rating is E.

## 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.

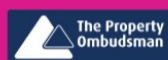
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal 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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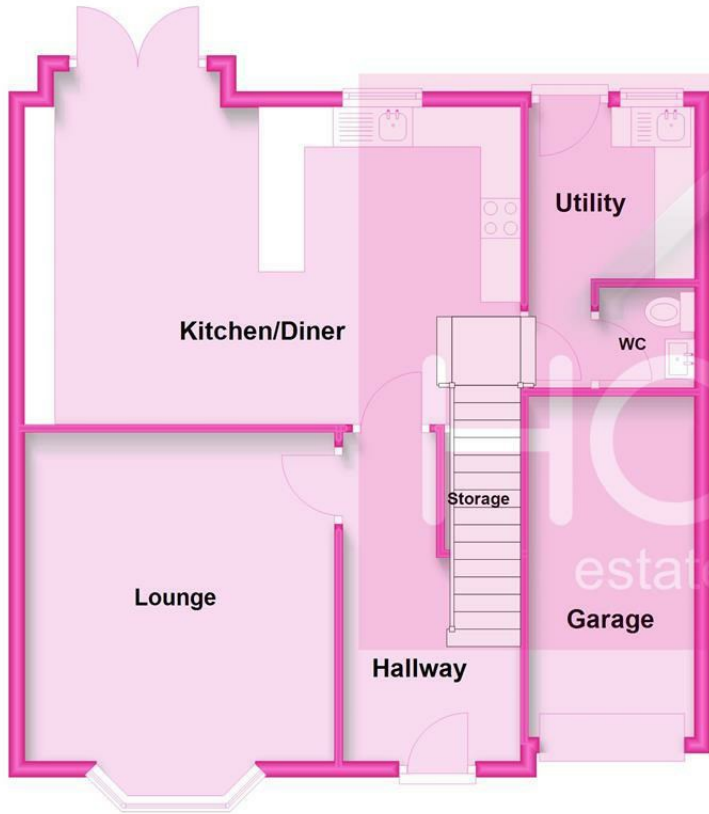
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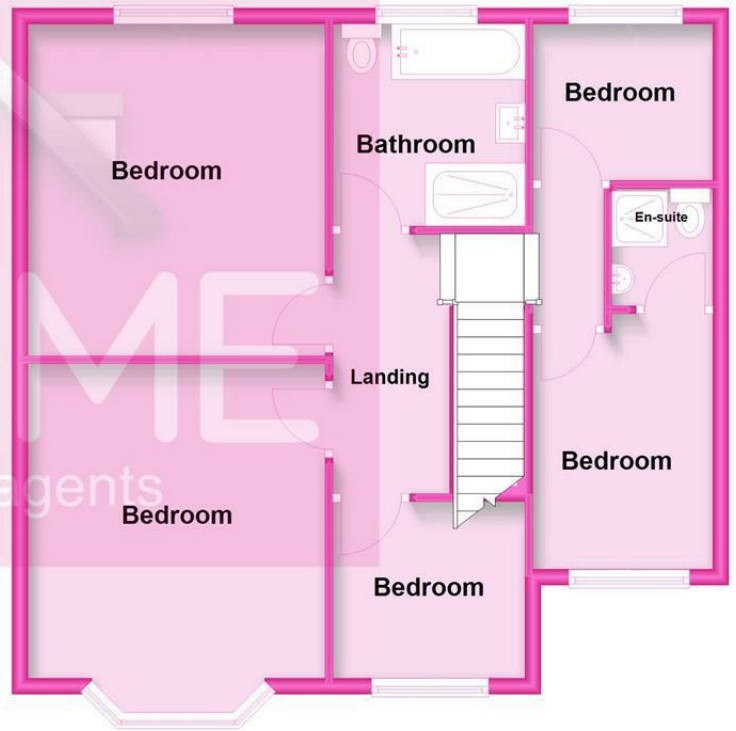
## Ground Floor

Approx. 69.7 sq. metres (750.6 sq. feet)



## First Floor

Approx. 65.2 sq. metres (702.3 sq. feet)



Total area: approx. 135.0 sq. metres (1452.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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