

Monton Office

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9 Houghton Street Swinton Manchester M27 8XW

£155,000

IN NEED OF SOME UPDATING! HOME ESTATE AGENTS are pleased to offer for sale this opportunity to purchase a two bedroom terrace property in need of some updating. The property comprises vestibule, lounge, open plan kitchen/diner, shaped landing, two bedrooms and a fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is a yard to the rear. The property is offered with NO VENDOR CHAIN! Ideally positioned close to Irlams o'th Height along with access to Manchester City Centre and Swinton. Add your own stamp! Call HOME On 01617898383 to view!

- NO VENDOR CHAIN!
- Kitchen/diner
- Cul de sac type street
- Close to Transport links into Manchester City Centre
- Two bedroom terrace property
- Two bedrooms
- In need of some updating
- Lounge
- Fitted bathroom suite
- Yard to the rear



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Vestibule

Lounge 16'0 x 13'5 (4.88m x 4.09m)

Kitchen/Diner 13'5 x 10'4 (4.09m x 3.15m)

Shaped landing

Bedroom One 13'4 x 13'1 (4.06m x 3.99m)

Bedroom Two 13'3 x 5'3 (4.05m x 1.60m)

Bathroom 8'2 x 7'2 (2.49m x 2.18m)

Sales info

We are advised that the property is freehold.

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

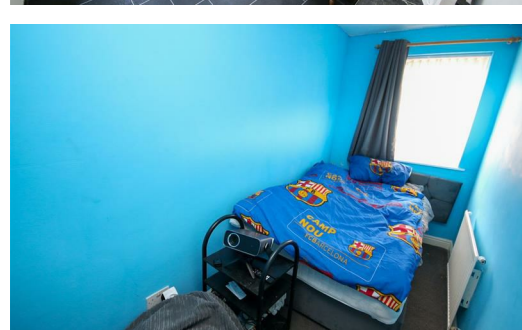
The current EPC rating is C.

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.

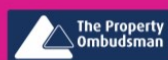
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the

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.

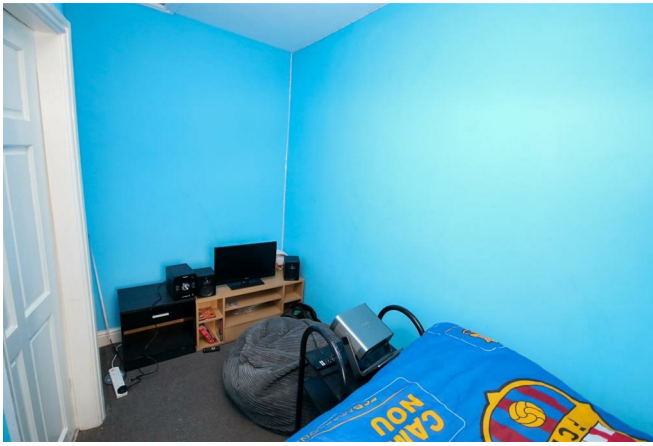


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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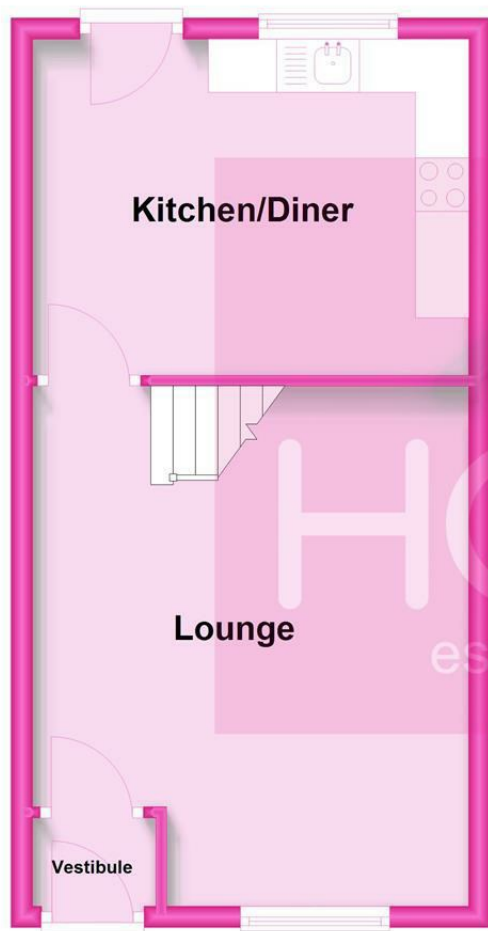
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Ground Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



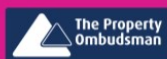
Total area: approx. 66.4 sq. metres (715.1 sq. feet)

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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