

Monton Office

0161 789 8383
222 Monton Road, Monton
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60 Peel Green Road Eccles Manchester M30 7AY
£230,000

MOVE IN AND DROP YOUR BAGS! HOME ESTATE AGENTS are delighted to offer for sale this much improved and stunning three bedroom terrace property which would be a perfect first time or family home! The property comprises porch, hallway, lounge, recently completed open plan kitchen/diner with central island and integrated appliances including fridge freezer, double oven, washing machine, dishwasher and wine fridge all fitted late 2022, downstairs W/C, shaped landing, three bedroom and beautifully appointed shower room. The property is gas central heated and double glazed. To the front there is a paved pathway and stairs whilst to the rear there is a paved and ornate yard area with rear access. Positioned close to the Trafford Centre, Eccles and the M60 motorway network. A true move in property! Call HOME on 01617898383 to arrange a viewing!

- MOVE IN AND DROP YOUR BAGS!
- Recently updated throughout!
- Stylishly presented throughout
- Porch and spacious hallway
- Lounge
- Recently completed open plan kitchen diner with central island
- Downstairs W/C
- Three bedrooms
- Recently completed shower room
- Gardens to the front and rear



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Porch 5'0 x 2'8 (1.52m x 0.81m)

Hallway 8'5 x 6'0 (2.57m x 1.83m)

Lounge 14'0 x 11'6 (4.27m x 3.51m)

Open plan kitchen/diner 17'7 x 13'2 (5.36m x 4.01m)

W/C 4'2 x 2'5 (1.27m x 0.74m)

Landing

Bedroom One 13'9 x 10'0 (4.19m x 3.05m)

Bedroom Two 13'0 x 8'8 (3.96m x 2.64m)

Bedroom Three 9'0 x 7'6 (2.74m x 2.29m)

Shower room 8'8 x 5'3 (2.64m x 1.60m)

Sales info

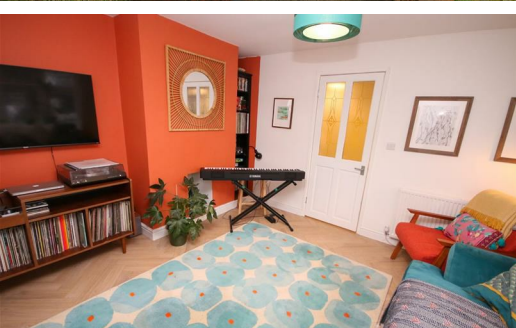
We are advised that the property is leasehold. There is an annual ground rent payable of approx. £10 per annum. We are advised that there are currently two leaseholds for this property, one with an initial term of 125 years and one with an initial term of 999 years. We are advised that the current council 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

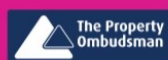
(including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration only.

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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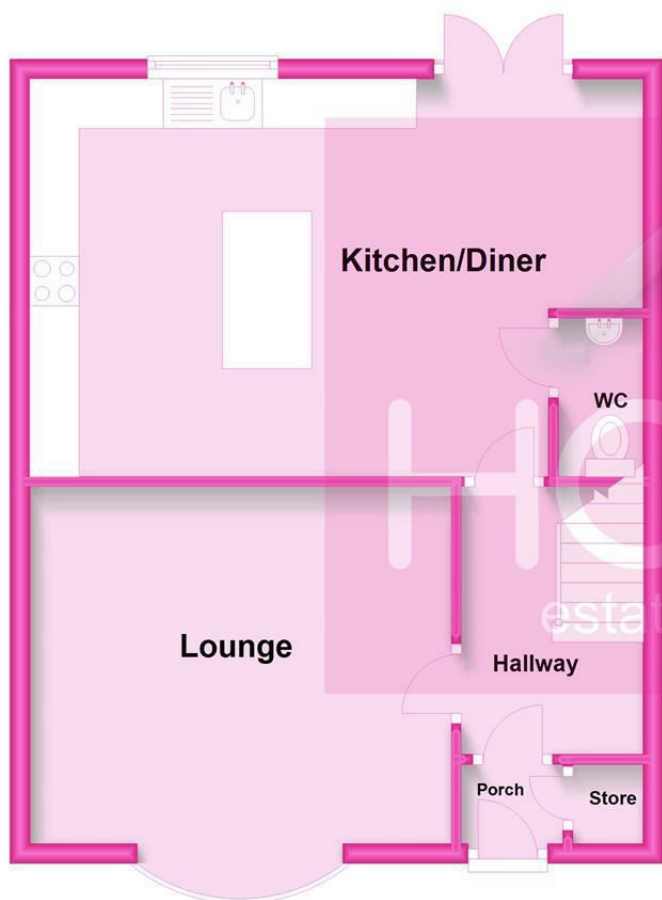
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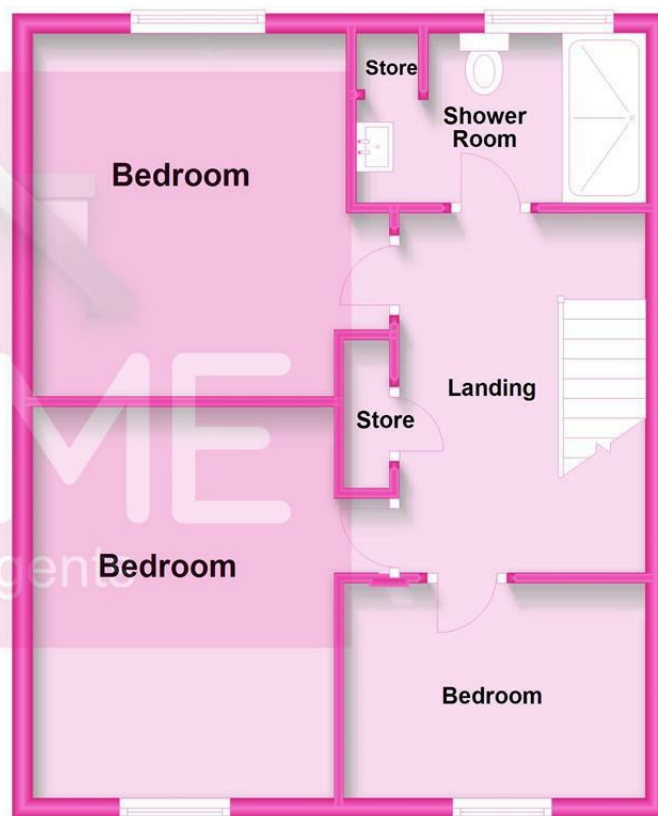
Ground Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.2 sq. feet)



Total area: approx. 94.8 sq. metres (1020.7 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		
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