

**Monton Office**

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**15 Derwent Road Stretford Manchester M32 0EB**  
**Offers over £280,000**

**NO VENDOR CHAIN!** HOME ESTATE AGENTS are thrilled to offer for sale this well presented three bedroom period terrace property located in a popular Stretford position. The property comprises hallway, bay-fronted lounge, dining room, modern fitted kitchen, downstairs W/C, shaped landing, three bedrooms and a modern fitted bathroom suite. The property is heated with gas central heating and is double glazed. Externally there are yard areas to the front and rear with storage cupboard to the rear. Ideally offered with **NO VENDOR CHAIN!** Call HOME on 01617898383 to arrange your viewing.

- NO VENDOR CHAIN!
- Spacious three bedroom period terrace property
- Three bedrooms
- Hallway
- Bay-fronted lounge
- Dining room
- Modern fitted kitchen
- Downstairs W/C
- Modern fitted bathroom suite
- Yard to the rear with storage



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## Hallway

Lounge 13'6 x 10'7 (4.11m x 3.23m)

Dining room 13'0 x 11'7 (3.96m x 3.53m)

Kitchen 10'5 x 8'4 (3.18m x 2.54m)

Downstairs W/C 5'9 x 2'9 (1.75m x 0.84m)

## Shaped landing

Bedroom One 14'4 x 11'3 (4.37m x 3.43m)

Bedroom Two 13'1 x 9'4 (3.99m x 2.84m)

Bedroom Three 10'0 x 8'4 (3.05m x 2.54m)

Bathroom 7'2 x 5'5 (2.18m x 1.65m)

## Sales info

We are advised that the property is leasehold. We are advised that the term of the lease was granted for 999 years commencing April 1906. We are advised that there is a ground rent payable of approx. £2.50 per annum.

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

The current EPC rating is D.

## 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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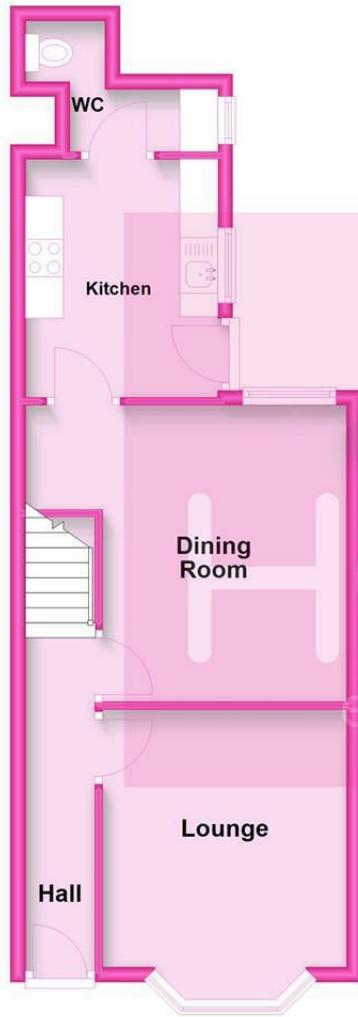
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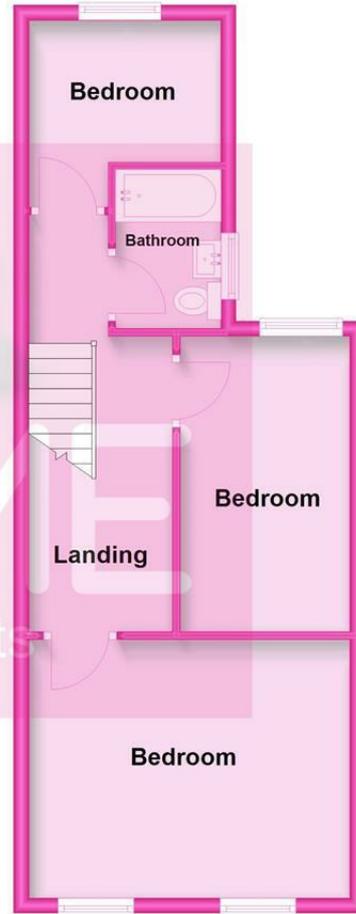
### Ground Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.6 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>			
(39-54) <b>E</b>			
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