

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
@homeinmonton



**4 Pine Grove Monton Manchester M30 9JL**  
**£560,000**

**NO VENDOR CHAIN! SPACIOUS PERIOD FAMILY HOME!** HOME ESTATE AGENTS are thrilled to offer for sale this spacious, period family home located on a sought after Monton road. With easy access to Monton Green primary school and Monton high street with its array of local walks, bars and restaurants we cant imagine this property will be around for long! To the ground floor the property comprises hallway, bay-fronted lounge, dining room, larger than average kitchen with peninsula island and access to the useful storage cellar area. To the first floor, there is a shaped landing with stairs to the second floor, three double bedrooms and a fitted family bathroom suite. To the second floor there is the fourth bedroom and additional W/C and sink. The property benefits from gas central heating and is double glazed. Externally there is a shared driveway to the side leading to a further parking area and garage, garden to the front and a further paved and laid lawn garden to the rear. Ideally offered with **NO VENDOR CHAIN!** Call HOME on 01617898383 to view the property!

- DESIRABLE MONTON POSITION!
- Close to Monton Green Primary school
- Hallway with access to the cellar
- Bay-fronted lounge
- Dining room
- Large kitchen with breakfast bar
- FOUR Bedrooms!
- Family bathroom and separate W/C to the loft room
- Gardens to front and rear, parking and garage!
- NO VENDOR CHAIN!



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## Hallway

Lounge 14'0 x 12'0 (4.27m x 3.66m)

Dining room 13'0 x 10'0 (3.96m x 3.05m)

Kitchen 18'1 x 11'0 (5.51m x 3.35m)

## Cellar

Chamber One 14'0 x 11'0 (4.27m x 3.35m)

## Shaped landing

Bedroom One 16'0 x 14'0 (4.88m x 4.27m)

Bedroom Two 12'1 x 10'0 (3.68m x 3.05m)

Bedroom Three 12'1 x 10'0 (3.68m x 3.05m)

Bathroom 7'0 x 6'0 (2.13m x 1.83m)

Bedroom four - second floor 15'1 x 10'0 (4.60m x 3.05m)

W/C 6'1 x 5'0 (1.85m x 1.52m)

## Sales info

We are advised that the property is Freehold. We are advised that there is an annual chief rent of approx. £1.93.

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

The current EPC rating is E.

## IMPORTANT INFORMATION -

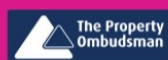
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration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





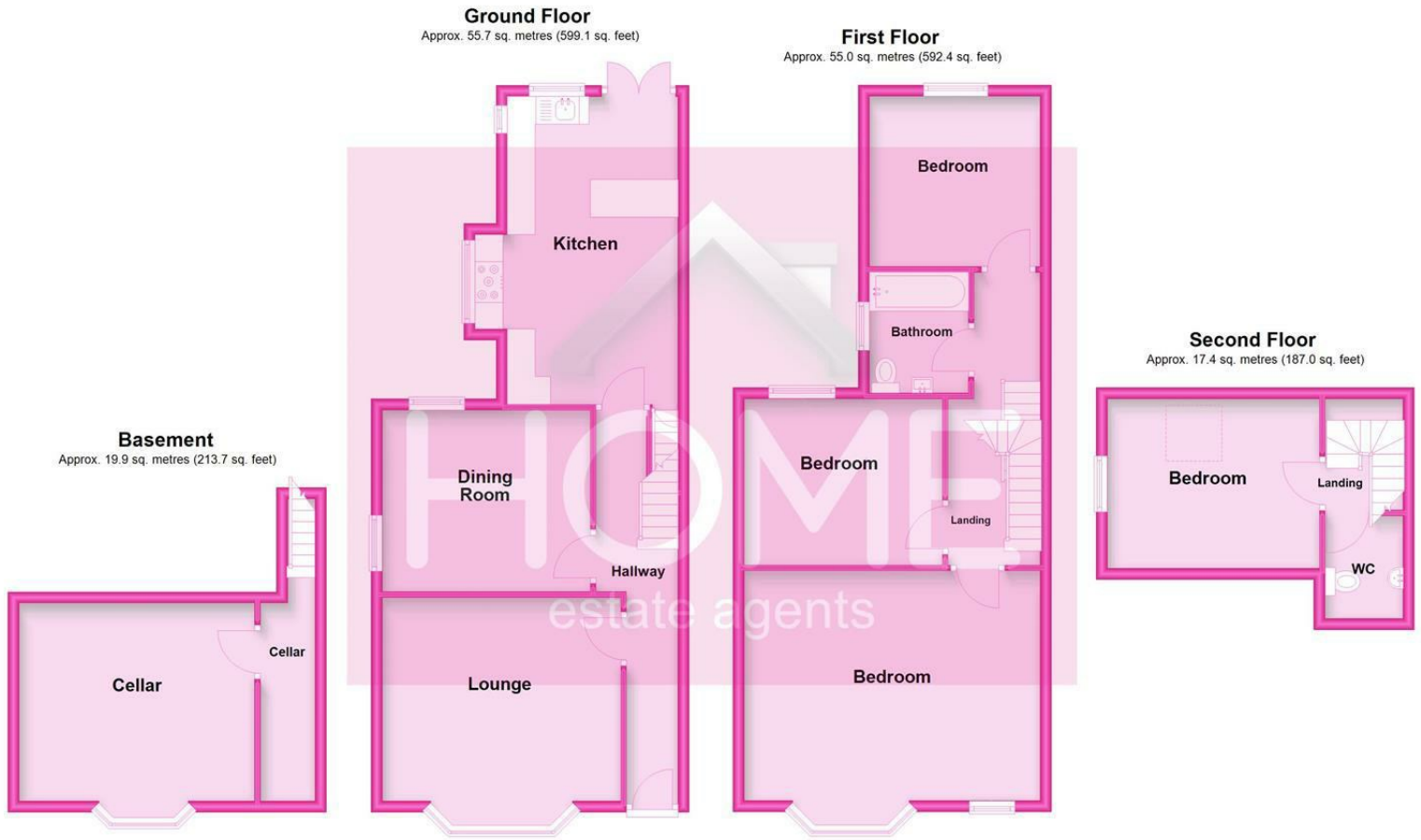
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Total area: approx. 147.9 sq. metres (1592.3 sq. feet)

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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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