

Monton Office

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



18 Belmont Street Monton Manchester M30 9NZ

Offers over £300,000

CALLING ALL FIRST TIME BUYERS! STUNNING THROUGHOUT! HOME ESTATE AGENTS are delighted to offer for sale this much improved and stunningly presented two bedroom PLUS LOFT ROOM terrace property. The property boasts open plan living and a useful LOFT ROOM! The property comprises open plan lounge, dining/kitchen and utility area, two bedrooms, modern fitted bathroom and further loft room!

Boasting gas central heating and double glazed. Externally there is a paved palisade to the front whilst to the rear there is a well maintained, private SOUTHERLY FACING yard area. Ideally positioned close to the shops, bars and restaurants of Monton, not to mention the transport links and local walks! A MUST VIEW! Call HOME On 01617898383 to view!

- CALLING ALL FIRST TIME BUYERS!
- Open plan living at its best
- Two bedrooms, master bedroom with built in storage area
- Walking distance to Monton's amenities hub!
- STUNNING THROUGHOUT!
- Through Lounge and dining area, perfect for entertaining!
- Useful LOFT ROOM!
- Not your "average" terrace property
- Fitted kitchen with exposed brick detailing and further kitchen/utility area
- Modern fitted bathroom suite



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Open plan living space 28'1 x 12'6 (8.56m x 3.81m)

Kitchen/Utility area 6'8 x 5'7 (2.03m x 1.70m)

Shaped landing

Bedroom One 12'5 x 8'7 (3.78m x 2.62m)

Bedroom Two 8'9 x 7'2 (2.67m x 2.18m)

Loft room 12'7 x 12'2 (3.84m x 3.71m)

Bathroom 16'2 x 5'2 (4.93m x 1.57m)

Sales info

We are advised that the property is Freehold.

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

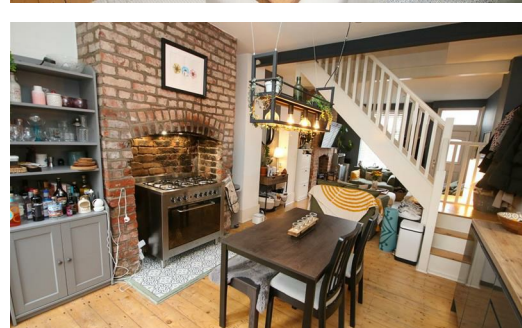
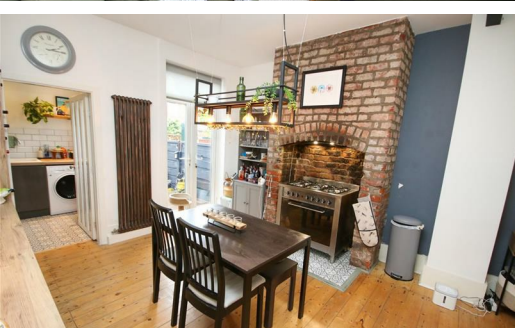
The current EPC rating is C.

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 are approximate.

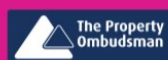
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could

result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



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



LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



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

Ground Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



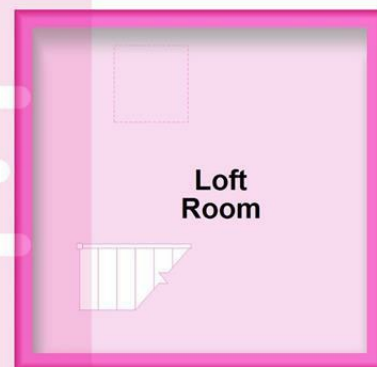
First Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



Second Floor

Approx. 14.1 sq. metres (151.4 sq. feet)



Total area: approx. 82.9 sq. metres (892.8 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	

LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



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