

Monton Office

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



52 Napier Road Eccles M30 8AG
£275,000

GREAT LOCATION CLOSE TO MONTON! HOME ESTATE AGENTS are delighted to offer for sale this much improved and well positioned three bedroom family home. Situated within a short walk to all the amenities, walks and transport links of Monton, the property is located in a popular area! The property comprises hallway, open plan living with lounge, dining area and modern fitted kitchen, shaped landing, three bedrooms and a modern fitted bathroom suite. The property is gas central heated and double glazed throughout. Externally there is a paved garden with bin store area whilst to the rear there is a private garden with paved patio area and lawn garden area with brook behind. A perfect first time or family home! Call HOME on 01617898383 to arrange a viewing!

- GREAT LOCATION CLOSE TO MONTON!
- Perfect, family or first time home
- Hallway
- Bay-fronted lounge with log burner
- Open plan with the dining room and modern fitted kitchen
- Three bedrooms
- Modern, recently fitted bathroom suite
- Gardens to the front and rear
- Potential to create off road parking to the front if desired
- Walking distance to Monton and local transport links



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Hallway

Lounge 11'9 x 11'2 (3.58m x 3.40m)

Dining room 15'6 x 11'2 (4.72m x 3.40m)

Kitchen 11'0 x 6'4 (3.35m x 1.93m)

Shaped landing

Bedroom One 12'0 x 11'8 (3.66m x 3.56m)

Bedroom Two 12'6 x 11'3 (3.81m x 3.43m)

Bedroom Three 6'1 x 5'9 (1.85m x 1.75m)

Bathroom 7'1 x 5'6 (2.16m x 1.68m)

Sales info

We are advised that the property is Freehold.

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

The current EPC rating is TBC.

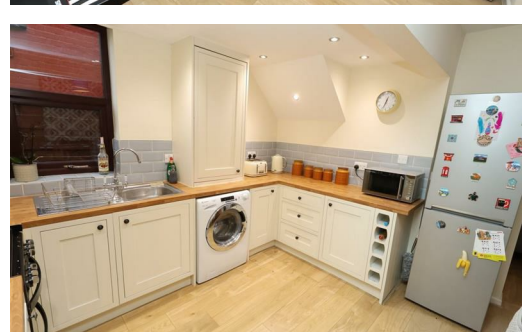
IMPORTANT INFORMATION -

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.

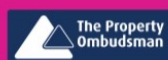
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration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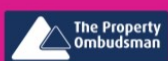


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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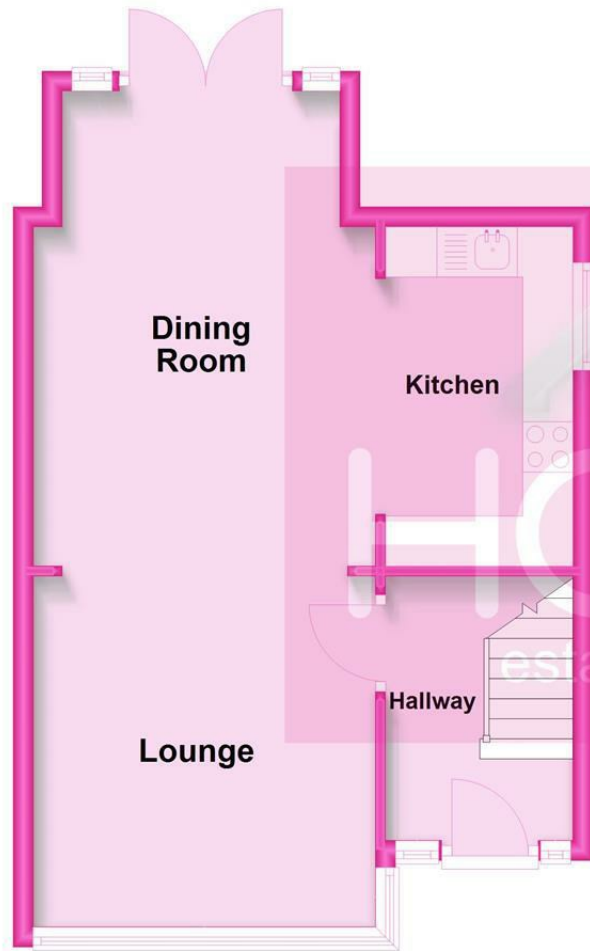
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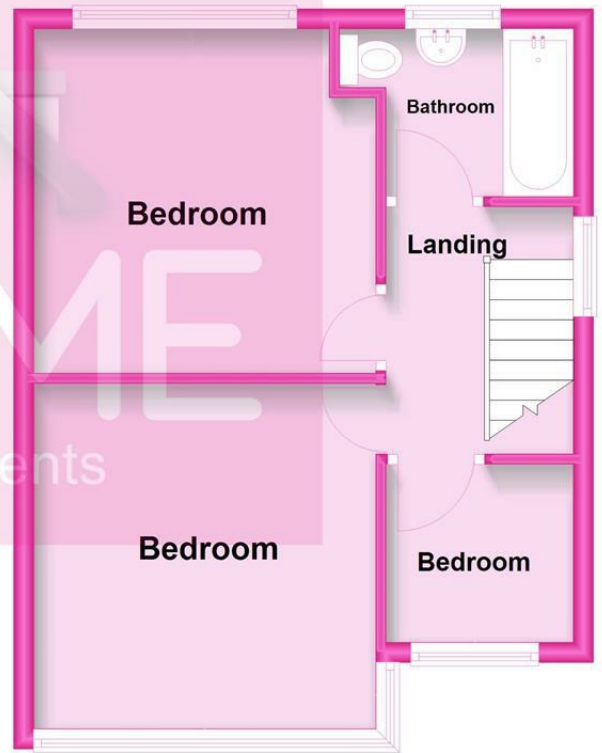
Ground Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 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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