

Monton Office

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



10 Ernest Avenue Eccles Manchester M30 8EU

£295,000

BEAUTIFUL HOME ON A POPULAR MODERN DEVELOPMENT! FREEHOLD! HOME ESTATE AGENTS are delighted to offer for sale this stunningly presented three bedroom semi detached property. The property comprises hallway, entrance W/C, lounge with bay to the side, open plan kitchen/diner, shaped landing, three bedrooms and a modern fitted family bathroom suite. The property is heated via gas central heating and offers double glazing. Externally the property offers a double driveway to the side, front garden area and a great size, low maintenance garden to the side. Well located close to Monton Village, Patricroft train station and the Bridgewater canal we can see why these properties prove popular! A stunning semi detached family home throughout and must be viewed to be appreciated! Call HOME On 01617898383 to arrange your viewing!

- POPULAR DEVELOPMENT!
- "Bellway" development within close proximity to Monton
- FREEHOLD Three bedroom semi detached
- Hallway with W/C
- Lounge
- Modern fitted kitchen/diner
- Modern fitted bathroom suite
- Double driveway for parking to the side
- Stunning landscaped garden to the rear
- Modern and stylish accommodation



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway

Downstairs W/C 6'0 x 2'1 (1.83m x 0.64m)

Lounge 15'0 x 10'0 (4.57m x 3.05m)

Kitchen/Diner 15'0 x 10'0 (4.57m x 3.05m)

Shaped landing

Bedroom One 13'0 x 8'0 (3.96m x 2.44m)

Bedroom Two 11'0 x 8'0 (3.35m x 2.44m)

Bedroom Three 7'0 x 6'0 (2.13m x 1.83m)

Bathroom 6'1 x 6'0 (1.85m x 1.83m)

Sales info

We are advised that the property is freehold.

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

The current EPC rating is B.

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.

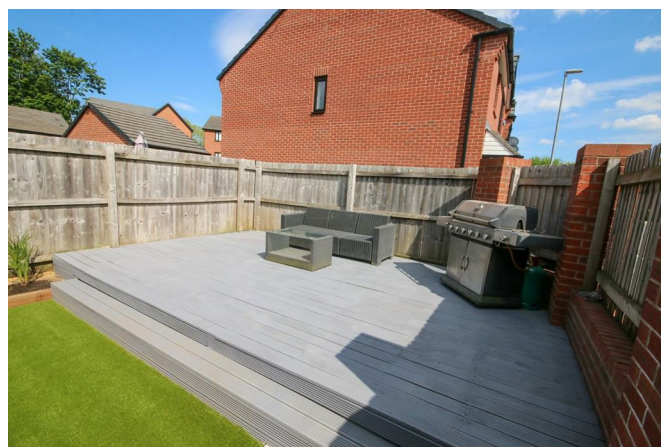
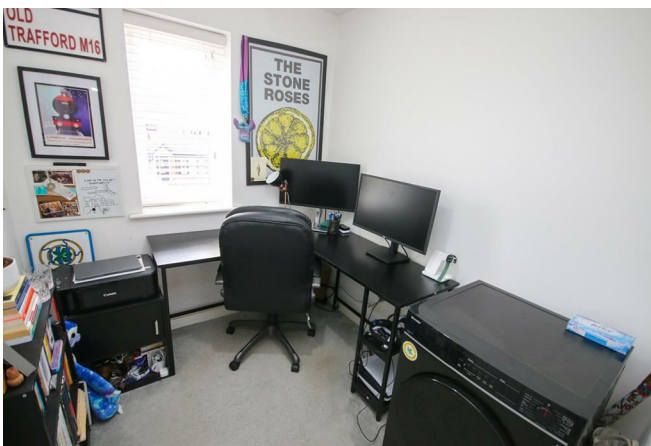


LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

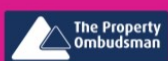


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



LOCAL EXPERTS THAT GET YOU MOVING

 www.homestateagents.com



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

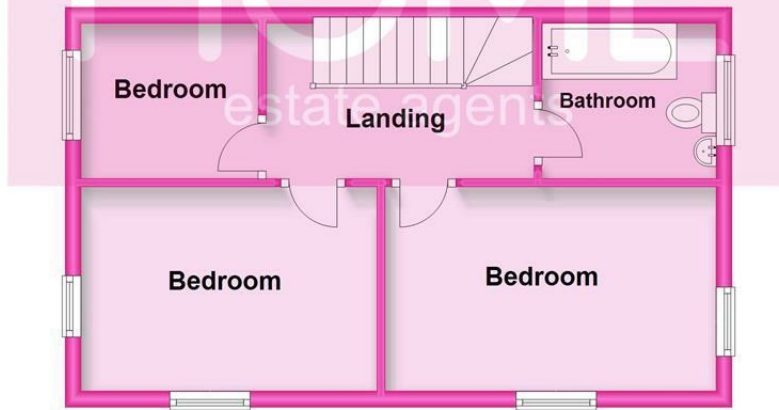
Ground Floor

Approx. 37.0 sq. metres (398.8 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



Total area: approx. 73.6 sq. metres (792.7 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		
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