

# Monton Office

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



## 11 Belmont Street Monton Manchester M30 9NZ

### £375,000

EXTENDED AND MUCH IMPROVED! HOME ESTATE AGENTS are pleased to offer the opportunity to purchase this extended and much improved three bedroom semi detached family HOME just off Monton Road! The property, which has been lovingly and sympathetically extended, now offers great family accommodation. To the ground floor there is vestibule, hallway, lounge/snug, open plan living space and kitchen with bi-fold doors to the rear garden, utility area and downstairs W/C. To the first floor there is two of the three bedrooms and a modern fitted bathroom suite whilst to the second floor (extended with a full Dorma) there is the master bedroom and further shower room. The property is gas central heated and double glazed. Externally there is a driveway for OFF ROAD PARKING and to the rear there is a mainly paved garden. Furthermore, to the rear, there is an additional garden which is available to rent yearly, chargeable at £365.00 per annum. Ideally positioned within walking distance of Monton with its array of amenities, shops and bars! Call HOME on 01617898383 to view!

- EXTENDED AND MUCH IMPROVED!
- Lounge/Snug
- Two double bedrooms to the first floor
- Off road parking to the front and garden to the rear (Additional garden space available at £365.00 annually)
- Extended, three bedroom family HOME!
- Extended, open plan kitchen/diner with sitting area, central island and bi-fold doors!
- Modern fitted bathroom suite
- Hallway
- Utility room and W/C
- Bedroom One to second floor with en-suite shower room (full Dorma extension)



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### Hallway

Lounge/Snug 19'5 x 8'1 (widening to 12'0) (5.92m x 2.46m (widening to 3.66m))

Extended open plan kitchen/diner 19'0 x 14'2 (5.79m x 4.32m)

Utility room 10'9 x 6'5 (3.28m x 1.96m)

W/C 5'8 x 2'8 (1.73m x 0.81m)

### Shaped landing

Bedroom Two 11'0 x 11'6 (3.35m x 3.51m)

Bedroom Three 9'8 x 9'6 (2.95m x 2.90m)

Bathroom 6'7 x 5'4 (2.01m x 1.63m)

Bedroom One (second floor) 15'7 x 8'2 (4.75m x 2.49m)

En-Suite 11'0 x 3'9 (3.35m x 1.14m)

### Garden

Please note that the garden to the rear is currently leased on a yearly basis with a rent charge of £365.00 paid annually. We have been advised that this arrangement can be continued upon completion of the sale.

### 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.

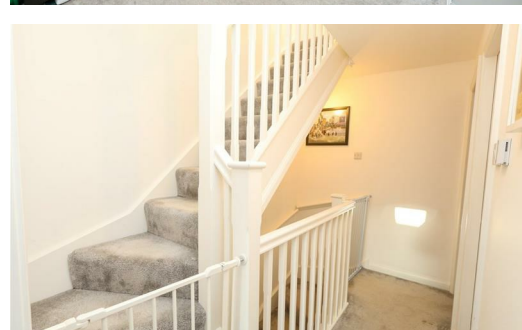
### IMPORTANT INFORMATION;

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.

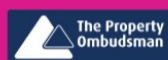
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs

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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## Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



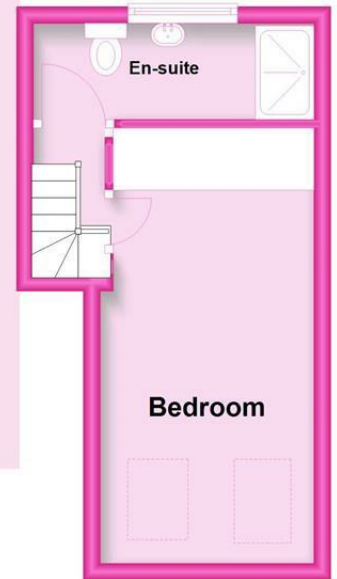
## First Floor

Approx. 30.8 sq. metres (331.9 sq. feet)



## Second Floor

Approx. 18.8 sq. metres (202.6 sq. feet)



Total area: approx. 103.7 sq. metres (1116.6 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>		
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