HOME
estate agents

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15 Wakes Drive Monton Manchester M30 9NR

£375,000

CLOSE TO MONTON! ACCOMMODATION OVER THREE FLOORS! HOME ESTATE AGENTS are thrilled to offer for sale this four bedroom, semi detached property located on this modern cul de sac. To the ground floor the property comprises hallway, lounge, downstairs W/C, open plan kitchen/diner and with access to the rear garden. To the first floor there are two of the four bedrooms and family bathroom suite whilst to the second floor there is the master bedroom with ensuite shower room and fourth bedroom. The property offers double glazing and gas central heating. Externally there is a double driveway to the front whilst to the rear there is a lawn garden with paved patio area. Located in a cul de sac position with easy access to Monton Green Primary School, the shops and bars of Monton and local walks. Call HOME On 01617898383 to view!

- CLOSE TO MONTON!
- Modern, three storey semi detached
- Open plan kitchen/diner
- Enclosed rear garden
- Close to Monton Green Primary
- Four bedrooms!
- Fitted family bathroom with En-suite shower room to master bedroom
- Cul de sac position
- Hallway with W/C
- Double driveway providing off road parking to the front

The Property Ombudsman
ClientMoney Protect

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

Hallway

Lounge 14'8 x 10'5 (4.47m x 3.18m)

W/C 4'8 x 2'9 (1.42m x 0.84m)

Open plan kitchen/diner 17'3 x 10'2 (5.26m x 3.10m)

First floor landing

Bedroom Two 14'4 x 10'5 (4.37m x 3.18m)

Bedroom Three 11'1 x 10'5 (3.38m x 3.18m)

Bathroom 8'0 x 6'1 (2.44m x 1.85m)

Second floor landing

Bedroom One 13'8 x 12'2 (4.17m x 3.71m)

En-Suite 7'9 x 5'3 (2.36m x 1.60m)

Bedroom Four 11'3 x 10'3 (3.43m x 3.12m)

Sales info

We are advised that the property is leasehold. We are advised there is an annual ground rent of approx. £200.00. There is also an annual development service charge of approx. £500.00.
We are advised that the current council tax band is band D.
The current EPC rating is C.

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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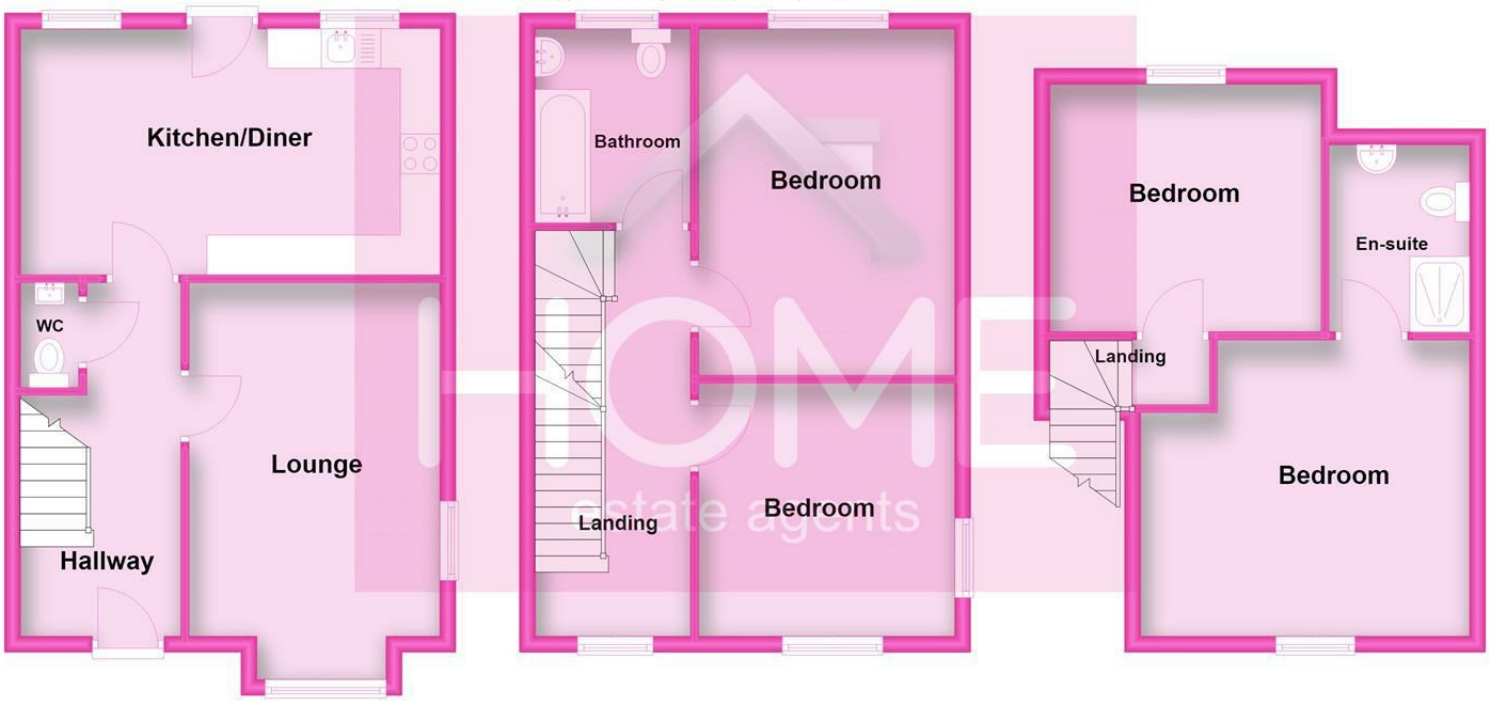
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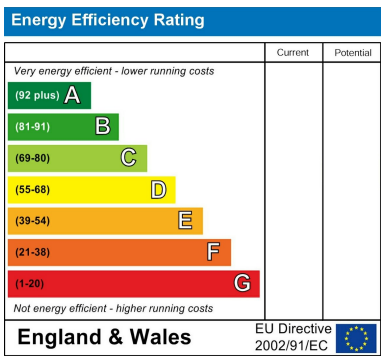
Ground Floor
Approx. 41.4 sq. metres (446.1 sq. feet)

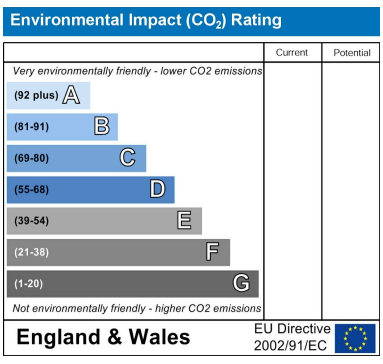
First Floor
Approx. 39.8 sq. metres (428.1 sq. feet)

Second Floor
Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 113.3 sq. metres (1219.9 sq. feet)





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