HOME
estate agents

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



161 Victoria Avenue Blackley M9 0RB

£205,000

RECENTLY UPDATED THROUGHOUT! HOME ESTATE AGENTS are thrilled to offer for sale this immaculate and much improved two bedroom terrace property which has the added bonus of a walk in wardrobe/study room. Having been recently updated throughout, the property now offers a true turn key purchase. The property comprises porch, open plan breakfast kitchen with wooden fitted kitchen, lounge, storage cupboard, shaped landing, two bedrooms, walk in wardrobe/study room and a modern fitted three piece bathroom suite. To the front of the property there is a block paved area perfect for off road parking whilst to the rear there is a recently added raised decked area and further garden. We are advised that the property has cavity wall insulation added in approx. 2016, re roofer in approx. 2018, a newly installed boiler approx. 2022 and a new electric consumer unit installed in early 2026. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- RECENTLY UPDATED!
- Two bedroom (plus walk in wardrobe) terrace property
- Porch
- Modern fitted kitchen/diner
- Lounge and large storage cupboard
- Two bedrooms PLUS useful walk in wardrobe or home study
- Off road parking to the front
- Garden to the rear with newly installed decked area
- Recently updated with newly installed flooring and decorating
- NO CHAIN INVOLVED!

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

Porch 5'7 x 3'2 (1.70m x 0.97m)

Open plan kitchen 16'5 x 9'3 (5.00m x 2.82m)

Lounge 12'7 x 11'5 (widening 13'8) (3.84m x 3.48m (widening 4.17m))

Storage 4'7 x 3'5 and 6'1 x 4'2 (1.40m x 1.04m and 1.85m x 1.27m)

Shaped landing 11'8 x 2'6 (3.56m x 0.76m)

Bedroom One 13'1 x 11'0 (3.99m x 3.35m)

Bedroom Two 9'3 x 8'3 (2.82m x 2.51m)

Walk in wardrobe/study 9'3 x 4'7 (widening to 8'0) (2.82m x 1.40m (widening to 2.44m))

Bathroom 10'2 x 5'4 (widening to 7'3) (3.10m x 1.63m (widening to 2.21m))

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 -

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.








LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com

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










LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com

The Property Ombudsman

ClientMoney Protect

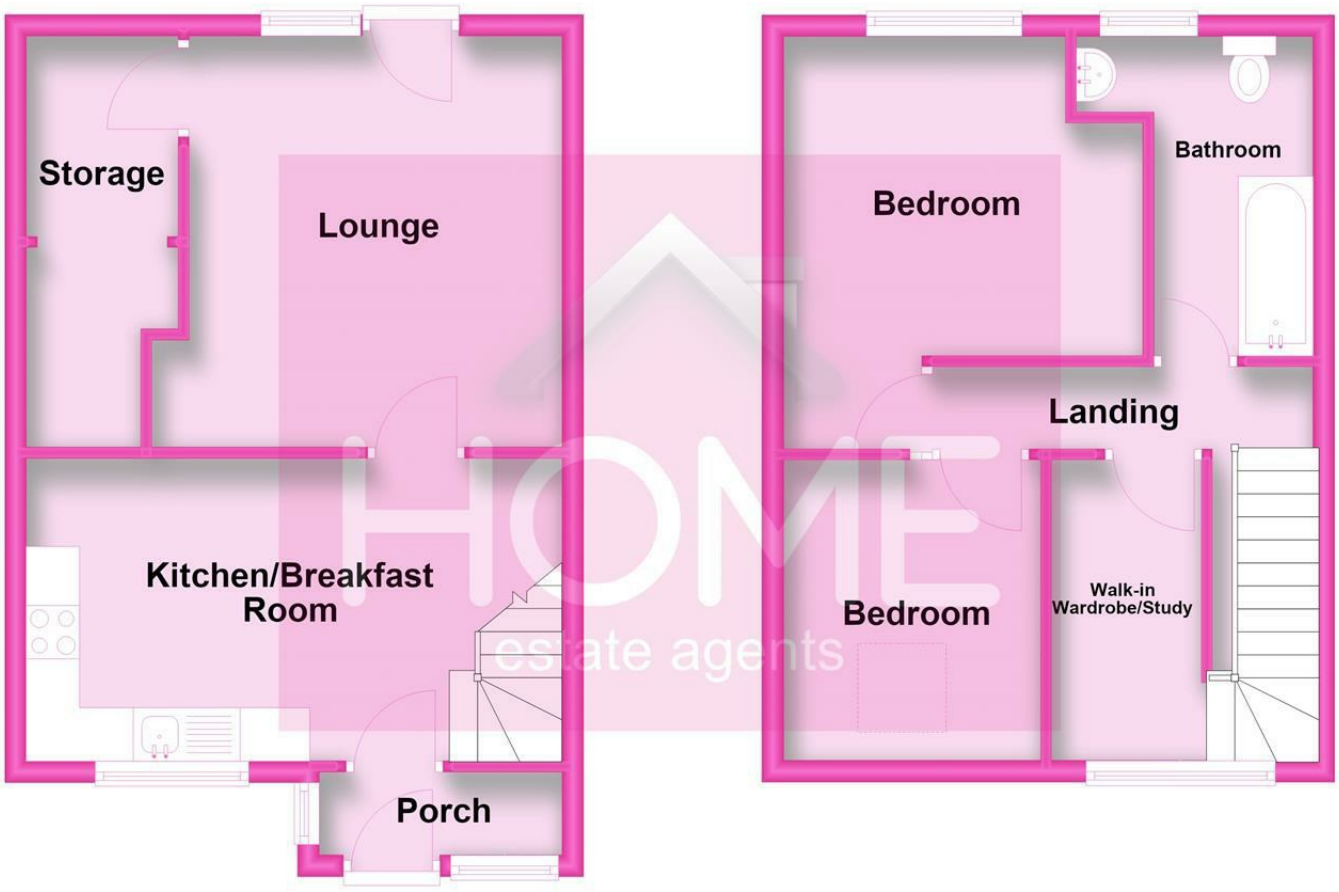
Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton – 9262084 Urmston – 04331861 Stretford - 08259553

Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)

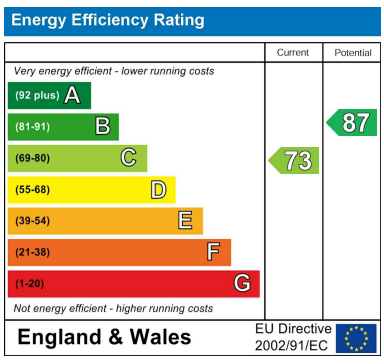
First Floor

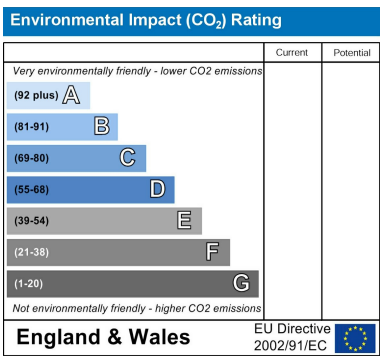
Approx. 33.5 sq. metres (361.1 sq. feet)



Total area: approx. 69.5 sq. metres (748.3 sq. feet)

All measurements and area quoted are approximate only and are for illustration purposes
Plan produced using PlanUp.





LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com

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