

Monton Office

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



18 Hartington Road Eccles Manchester M30 8HS

Offers over £220,000

CORNER PLOT!! HOME ESTATE AGENTS are privileged to offer for sale this recently updated and much improved two bedroom end terrace property which has the added bonus of a larger than average corner plot. The property comprises hallway, through lounge/diner, dining room leading through to the recently fitted extended kitchen, shaped landing, two bedrooms, store room/office and great size, stunning bathroom suite! The property is heated with gas central heating and double glazing. Externally there is ample off road parking to the front, leading to a garden to the side and rear along with greenhouse. Ideally located in a cul de sac position, close to both Worsley and Monton the property is positioned with amenities nearby! Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- NO VENDOR CHAIN!
- Recently updated throughout
- Two bedroom end terrace property
- Corner plot and cul de sac position
- Porch and Hallway
- Through lounge
- Dining room through to the modern fitted kitchen with appliances included
- Useful office/storage room
- Stunning fitted four piece bathroom suite with walk in shower
- Off road parking and great size gardens to the rear and side with greenhouse



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Porch

Hallway

Lounge 17'3 x 10'5 (5.26m x 3.18m)

Dining room 8'9 x 5'8 (2.67m x 1.73m)

Kitchen 6'6 x 8'3 (1.98m x 2.51m)

Shaped landing

Bedroom One 10'5 x 9'7 (3.18m x 2.92m)

Bedroom Two 6'0 x 6'8 (1.83m x 2.03m)

Bathroom 10'4 x 7'4 (3.15m x 2.24m)

Office/storage room 5'9 x 4'8 (1.75m x 1.42m)

Sales info

We are advised that the property is leasehold. The lease is granted for 999 years commencing 13th May 1935. We are advised there is an annual ground rent of £6.50.

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

The current EPC rating is F.

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.

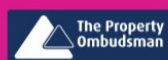
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal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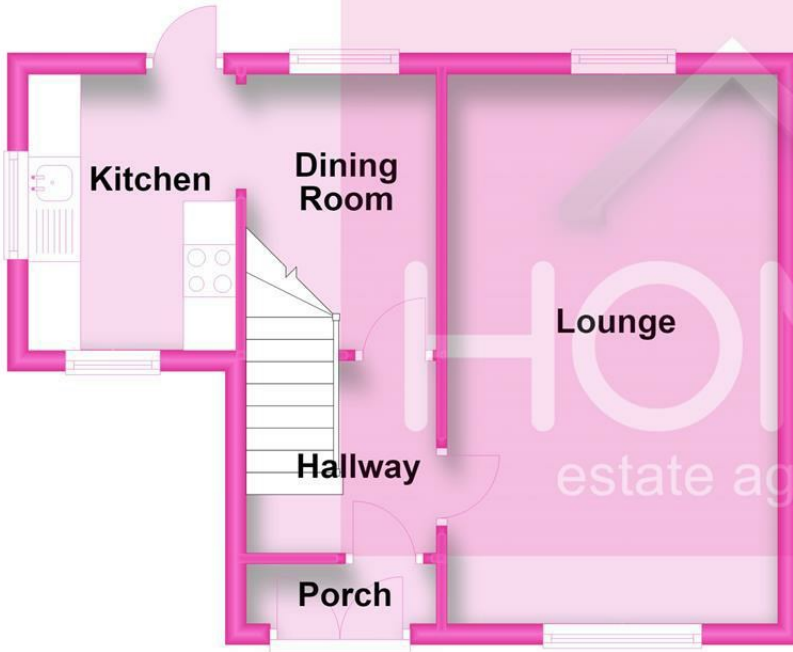
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Ground Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



Total area: approx. 59.0 sq. metres (634.6 sq. feet)

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

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		
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