

Monton Office

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



24 Leach Drive Eccles Manchester M30 8ET £300,000

POPULAR MODERN DEVELOPMENT! HOME ESTATE AGENTS are delighted to offer for sale this well presented semi detached property located on this modern and desirable development close to Monton! The property comprises hallway, downstairs W/C, lounge with open stairs to the first floor, open plan modern fitted kitchen and diner, shaped landing, three bedrooms and three piece bathroom suite. 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 southerly facing garden. Situated within walking distance to Patricroft train station and Monton with its array of local amenities. Call HOME on 01617898383 to arrange a viewing!

- CLOSE TO MONTON!
- Hallway with W/C
- Modern fitted bathroom suite
- FREEHOLD
- Popular, modern development
- Lounge with open stairs to first floor
- Double driveway to the front
- Three bedroom semi detached property
- Open plan kitchen/diner
- Southerly facing garden to the rear



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

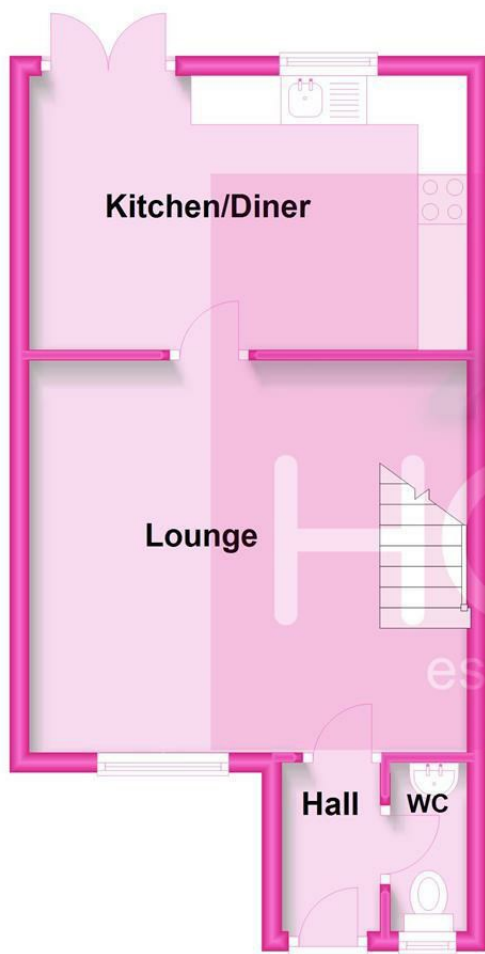
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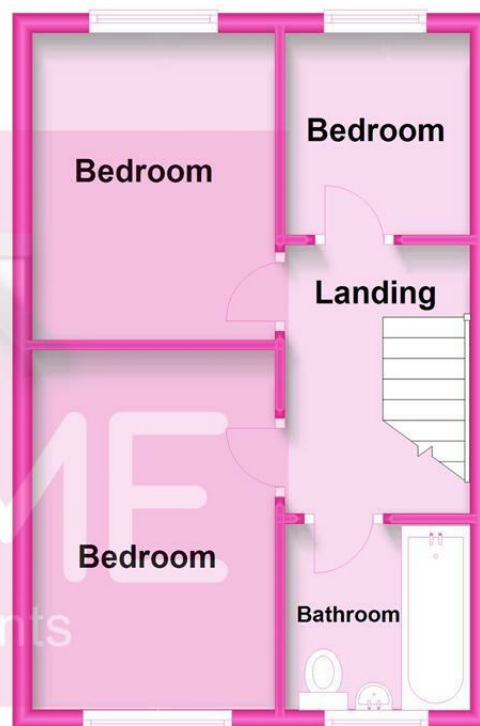
Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



Total area: approx. 65.0 sq. metres (700.2 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		
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