

**Monton Office**

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



## 32 Hilton Lane Worsley Manchester M28 0ST

### £200,000

PERFECT FIRST TIME HOME! HOME ESTATE AGENTS are delighted to offer for sale this immaculate and much improved two bedroom terrace property which has the added bonus of a useful LOFT ROOM! The property comprises vestibule, lounge, modern fitted kitchen with understairs storage, shaped landing, two bedrooms and a modern fitted bathroom suite. There is also a versatile loft room, accessed by a fixed staircase from the second bedroom allowing for a spacious storage area under the stairs. The property is double glazed and gas central heated. Externally there is a well maintained and much loved, south westerly facing GARDEN with mature shrubs and borders. The property would make a perfect first time buy! Call HOME on 01617898383 to arrange your viewing on 01617898383!

- PERFECT FIRST TIME BUY!
- SOUTH WESTERLY FACING GARDEN TO THE REAR
- Two bedroom terrace
- Vestibule and lounge
- Modern fitted kitchen/diner with understairs storage
- Useful loft room with fixed staircase from the second bedroom
- Modern fitted bathroom suite
- Immaculate throughout
- Close to Walkden Town center with shops and amenities



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homeestateagents.com](http://www.homeestateagents.com)



## Vestibule

Lounge 14'4 x 13'2 (4.37m x 4.01m)

Kitchen/diner 14'2 x 10'0 (4.32m x 3.05m)

## Shaped landing

Bedroom One 13'9 x 12'9 (4.19m x 3.89m)

Bedroom Two 9'7 x 8'9 (2.92m x 2.67m)

Bathroom 7'0 x 4'9 (2.13m x 1.45m)

Loft room 15'1 x 12'6 (4.60m x 3.81m)

## Sales info

We are advised that the property is leasehold. We are advised that the Term of the lease was granted for 999 years (less 10 days) from 24 June 1879. The annual ground rent is approx. £1.20.

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

The current EPC rating is TBC.

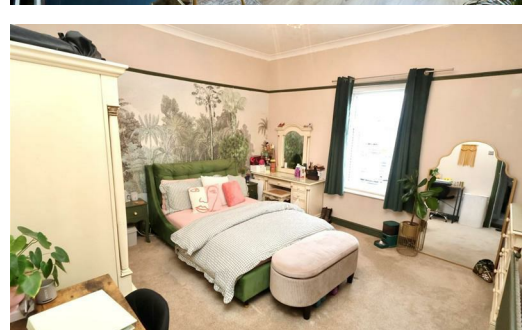
## IMPORTANT INFORMATION -

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.

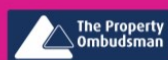
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration 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.



LOCAL EXPERTS THAT GET YOU MOVING

 [www.homeestateagents.com](http://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**

 [www.homestateagents.com](http://www.homestateagents.com)

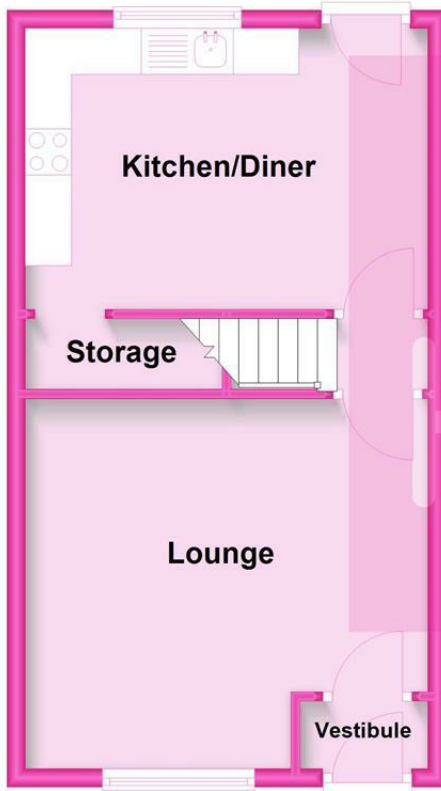


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmoston - 04331861 Stretford - 08259553



## Ground Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



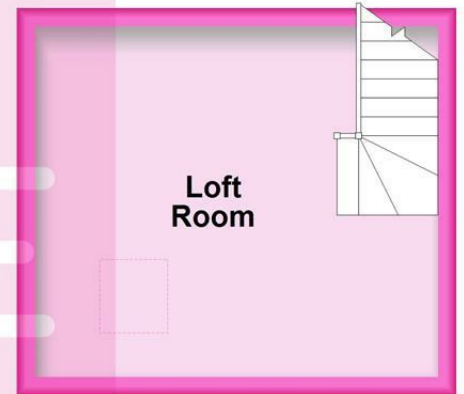
## First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



## Second Floor

Approx. 16.6 sq. metres (178.9 sq. feet)



Total area: approx. 86.8 sq. metres (934.2 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**LOCAL EXPERTS THAT GET YOU MOVING**

[www.homeestateagents.com](http://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