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44 Hawthorn Avenue Monton Manchester M30 9JT

£375,000

POPULAR, TREE LINED, MONTON POSITION! HOME ESTATE AGENTS are priviledged to offer the opportunity to purchase this well maintained and much loved three bedroom semi detached family property. Perfectly positioned within walking distance of Monton High Street along with a short walk to Monton Green primary school! Accommodation comprises porch, hallway, downstairs W/C, bay-fronted lounge, dining room, fitted galley style kitchen, conservatory, shaped landing, three bedrooms, fitted shower room and separate W/C. The property boasts double glazed and gas central heating. Externally there is ample off road parking to the front leading to double gates to the side and further garage to the rear. There are gardens to the front and rear with mature shrubs and trees. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- POPULAR MONTON POSITION!
- Tree lined road close to Monton
- Three bedroom semi detached property
- Porch
- Hallway
- Bay-fronted lounge
- Rear sitting room with conservatory
- Fitted modern kitchen
- Shower room with separate W/C
- Gardens, off road parking and garage!



LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084, Urmston - 04331861, Stretford - 08259553

Porch

uPVC double glazed french doors to the front. Tiled flooring and door to hallway.

Hallway

Stairs to the first floor, wooden door with stained and leaded glass and double panel radiator.

W/C 3'6 x 2'0 (1.07m x 0.61m)

Fitted with a low level W/C with built in wash hand basin and uPVC double glazed window to the side.

Bay-fronted lounge 13'1 x 11'6 (3.99m x 3.51m)

uPVC double glazed bay window to the front, double panel radiator and picture rail.

Rear sitting room 14'1 x 10'6 (4.29m x 3.20m)

uPVC double glazed French doors to the rear, wall mounted gas fire and television point.

Kitchen 17'1 x 7'2 (5.21m x 2.18m)

Fitted with modern wall and base units, roll edge worktops, ceramic sink unit, space for fridge freezer, built in dishwasher, electric double oven, extractor fan, ladder radiator, gas hob and tiled to complement. uPVC double glazed window to side and uPVC double glazed French doors to the rear.

Conservatory 12'2 x 9'8 x 5'5 (3.71m x 2.95m x 1.65m)

uPVC double glazed windows to three side and uPVC double glazed french doors to side.

Landing

uPVC double glazed window to side, open balustrade and loft access. We are advised that there is a pull down loft ladder and the loft is boarded for storage.

Bedroom One 14'0 x 10'7 (4.27m x 3.23m)

uPVC double glazed window to rear, single panel radiator and fitted with wardrobes for storage.

Bedroom Two 13'6 x 10'8 (4.11m x 3.25m)

uPVC double glazed bay window to front, single panel radiator and fitted with wardrobes for storage.

Bedroom Three 7'1 x 7'3 (2.16m x 2.21m)

uPVC double glazed window to front and double panel radiator.

Shower room 7'1 x 5'1 (2.16m x 1.55m)

Fitted with a two piece suite comprising walk in shower cubicle and wash hand basin. uPVC double glazed window to rear, tiled to complement and built in storage.

W/C

Fitted with a low level W/C, single panel radiator and uPVC double glazed window to side.

Tenure

We are advised that the property is leasehold. The lease was granted from 1933 for a term of 999 years. We are advised that there is an annual ground rent of approx £5.00.

IMPORTANT INFORMATION -

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 are approximate.

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. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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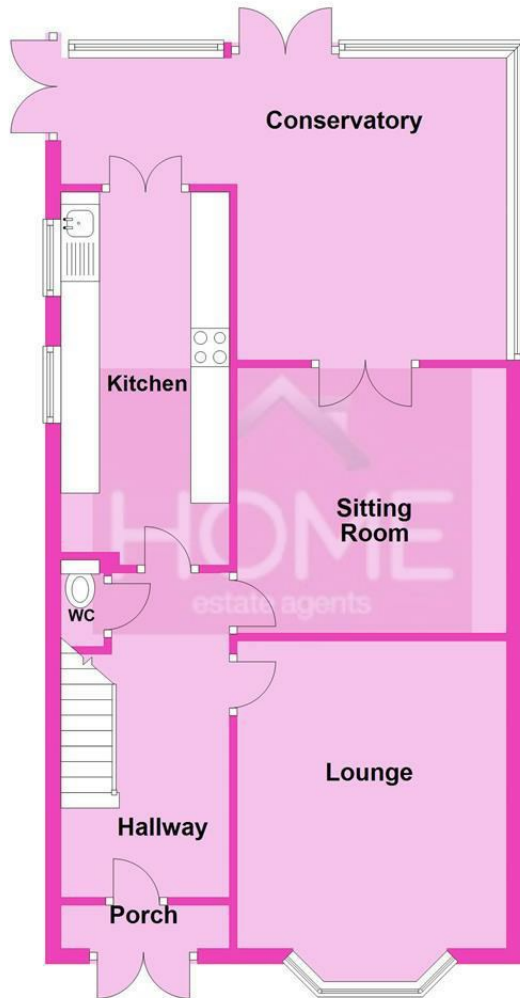
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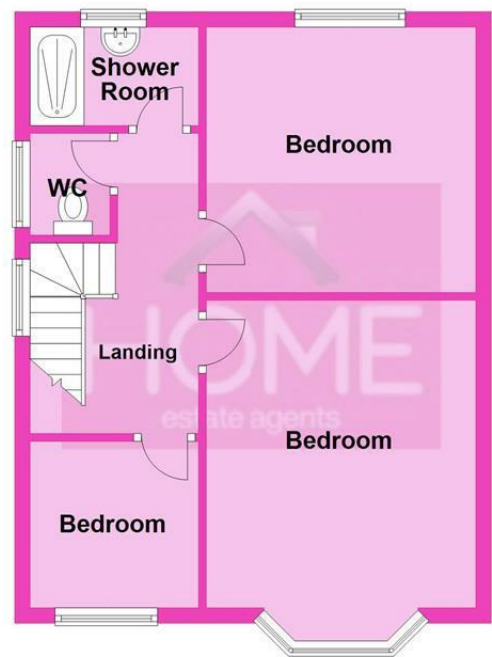
Ground Floor

Approx. 67.5 sq. metres (726.2 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



Total area: approx. 111.8 sq. metres (1203.0 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 (CO₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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