

Urmston Office

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 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
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Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ

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18 Hawthorn Avenue Monton Manchester M30 9JT
£450,000

PERFECT MONTON POSITION! HOME ESTATE AGENTS are thrilled to offer for sale this well presented and much loved four bedroom period semi detached property. Located close to Monton Road with its array of shops, bars and restaurants along with Monton Green primary school and access to local walks and parks. The property comprises porch, hallway, bay-fronted lounge, downstairs shower room, dining room, rear sitting room, conservatory, NEWLY FITTED modern high gloss kitchen, shaped landing with feature skylight, four bedrooms, fitted family bathroom and separate W/C. The property is heated via gas central heating and is double glazed. Externally there is a paved driveway and garden to the front whilst to the rear there is a mainly paved garden with lawn area. Perfectly located, period styling and offering spacious accommodation! Call HOME on 01617898383 to view!

- PERFECT MONTON LOCATION!
- Spacious, four bedroom period family home
- Porch and hallway
- Bay-fronted lounge
- Downstairs shower room
- Dining room
- Rear sitting room opening to the conservatory
- NEWLY FITTED kitchen
- Fitted bathroom suite with separate W/C
- Paved garden to the rear and parking to the front!



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Porch

Hallway

Lounge 16'2 x 13'8 (4.93m x 4.17m)

**Downstairs shower room 6'2 x 5'5
(1.88m x 1.65m)**

Dining room 11'0 x 9'7 (3.35m x 2.92m)

Rear sitting room 15'9 x 11'4 (4.80m x 3.45m)

Conservatory 12'6 x 7'9 (3.81m x 2.36m)

Kitchen 12'1 x 7'5 (3.68m x 2.26m)

Shaped landing

Bedroom One 11'4 x 10'9 (3.45m x 3.28m)

Bedroom Two 12'1 x 9'9 (3.68m x 2.97m)

Bedroom Three 12'0 x 8'2 (3.66m x 2.49m)

Bedroom Four 10'5 x 8'0 (3.18m x 2.44m)

W/C 5'2 x 2'4 (1.57m x 0.71m)

Bathroom 6'4 x 5'5 (1.93m x 1.65m)

Sales info

We are advised that the property is Freehold.

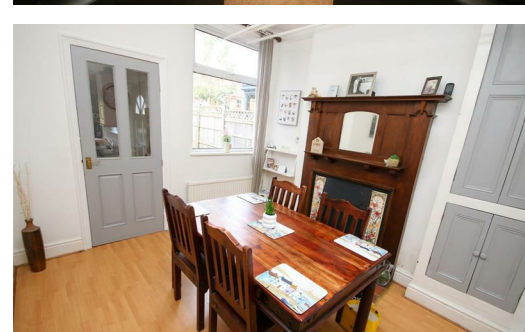
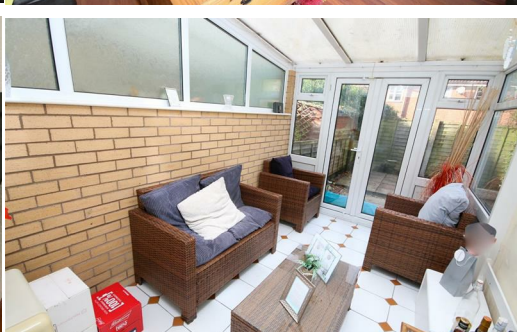
We are advised that the current council tax band is band D.

The current EPC rating is D.

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. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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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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Ground Floor

Approx. 86.6 sq. metres (932.0 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



Total area: approx. 149.7 sq. metres (1611.2 sq. feet)

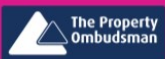
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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			
(39-54) E			
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