

**Urmston Office**

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M41 0TZ  
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**Stretford Office**

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**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
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**60 Beechfield Road Swinton Manchester M27 5RA**  
**Offers over £225,000**

SWINTON/MONTON BORDER! POPULAR AREA! HOME ESTATE AGENTS are thrilled to offer for sale this well located three bedroom end terrace property which is positioned on the Swinton and Monton border. Within a short walk to Monton and within a short distance to the East Lancashire Road with its links to Manchester, Bolton and Swinton the property is well positioned for commuters. The property comprises porch, hallway, lounge, modern fitted kitchen/diner, conservatory, shaped landing, three bedrooms and a modern family bathroom suite. The property offers double glazing and gas central heating. Externally there is off road parking to the front whilst to the rear there is a partially paved garden with lawn area. A great first time buyer property! Call HOME On 01617898383 to view!

- POPULAR LOCATION!
- Three bedroom end terrace
- Modern open plan kitchen/diner
- Off road parking to the front and paved and lawn garden to the rear
- SWINTON/MONTON BORDER!
- Porch and hallway
- Conservatory to the rear
- Perfect first time buy
- Lounge
- Modern fitted bathroom suite



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**Porch 6'8 x 3'9 (2.03m x 1.14m)**

**Hallway 13'5 x 6'0 (4.09m x 1.83m)**

**Lounge 15'0 x 11'9 (4.57m x 3.58m)**

**Kitchen/Diner 18'4 x 7'6 (5.59m x 2.29m)**

**Conservatory 10'4 x 9'9 (3.15m x 2.97m)**

**Shaped landing**

**Bedroom One 12'1 x 11'8 (3.68m x 3.56m)**

**Bedroom Two 10'8 x 9'9 (3.25m x 2.97m)**

**Bedroom Three 8'8 x 6'0 (2.64m x 1.83m)**

**Bathroom 8'1 x 7'5 (2.46m x 2.26m)**

#### **Sales info**

We are advised that the property is Freehold

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

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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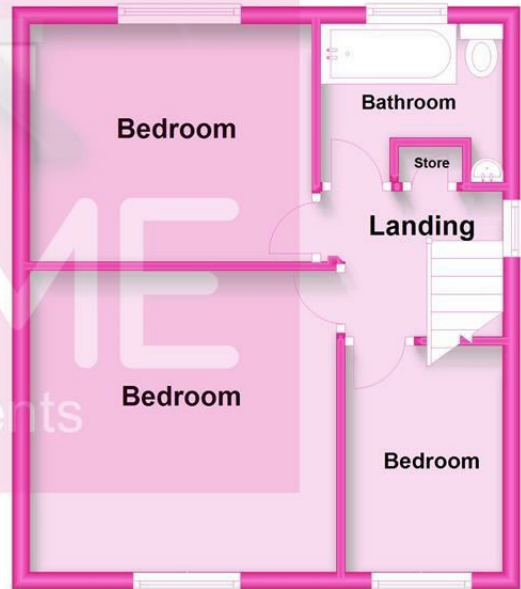
## Ground Floor

Approx. 48.7 sq. metres (524.7 sq. feet)



## First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



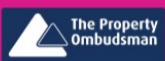
Total area: approx. 84.0 sq. metres (903.7 sq. feet)

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>			
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