



## 14 Monton Avenue Monton Manchester M30 9HS

### Offers over £390,000

OFF ROAD PARKING TO THE FRONT! NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this spacious and period terrace property located in a popular Monton position! The property has accommodation spanning four floors and has the added bonus of off road parking to the front. To the ground floor there is hallway, bay-fronted lounge, dining room and a modern fitted kitchen. To the first floor there is three bedrooms and a modern family bathroom suite whilst to the second floor there is the fourth bedroom. To the lower ground floor there is a cellar which is useful for storage or could potentially be converted to create further living accommodation if required. Externally there is a paved yard area to the rear and a single drive to the front. Ideally offered with NO VENDOR CHAIN and within walking distance to Monton Road with its array of shops, bars and restaurants! Call HOME on 01617898383 to view!

- OFF ROAD PARKING TO THE FRONT!
- Accommodation over four floors
- Hallway
- Bay-fronted lounge
- Dining room
- Modern fitted kitchen
- Useful storage cellar
- Three bedrooms and family bathroom to first floor
- Fourth bedroom to the second floor
- NO VENDOR CHAIN!

**Hallway 16'7 x 3'4 (5.05m x 1.02m)**

**Lounge 14'8 x 11'0 (4.47m x 3.35m)**

**Dining room 15'5 x 11'9 (4.70m x 3.58m)**

**Kitchen 13'3 x 8'6 (4.04m x 2.59m)**

**Landing**

**Bedroom One 14'9 x 12'0 (4.50m x 3.66m)**

**Bedroom Two 13'8 x 9'2 (4.17m x 2.79m)**

**Bedroom Three 9'1 x 7'4 (2.77m x 2.24m)**

**Bedroom Four 13'9 x 11'6 (4.19m x 3.51m)**

**Bathroom 6'0 x 6'0 (1.83m x 1.83m)**

#### **Sales info**

We are advised that the property is Freehold.

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

The current EPC rating is E.

#### **IMPORTANT INFORMATION -**

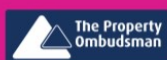
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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.

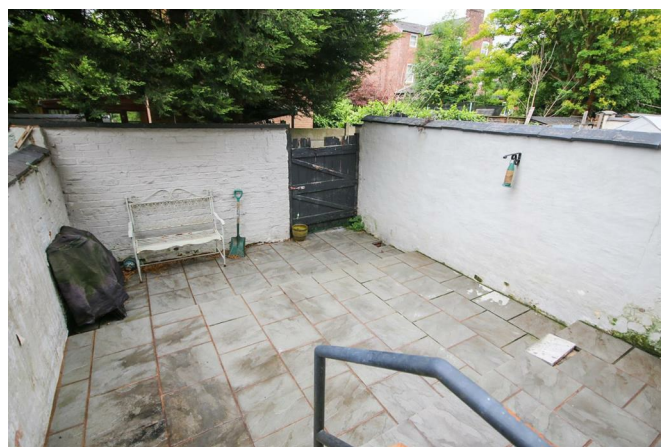
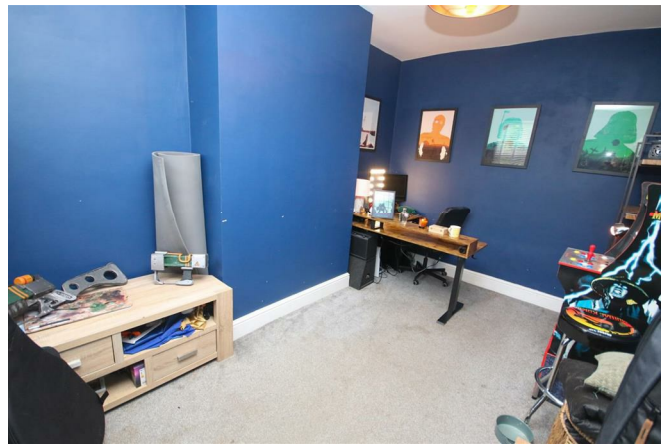


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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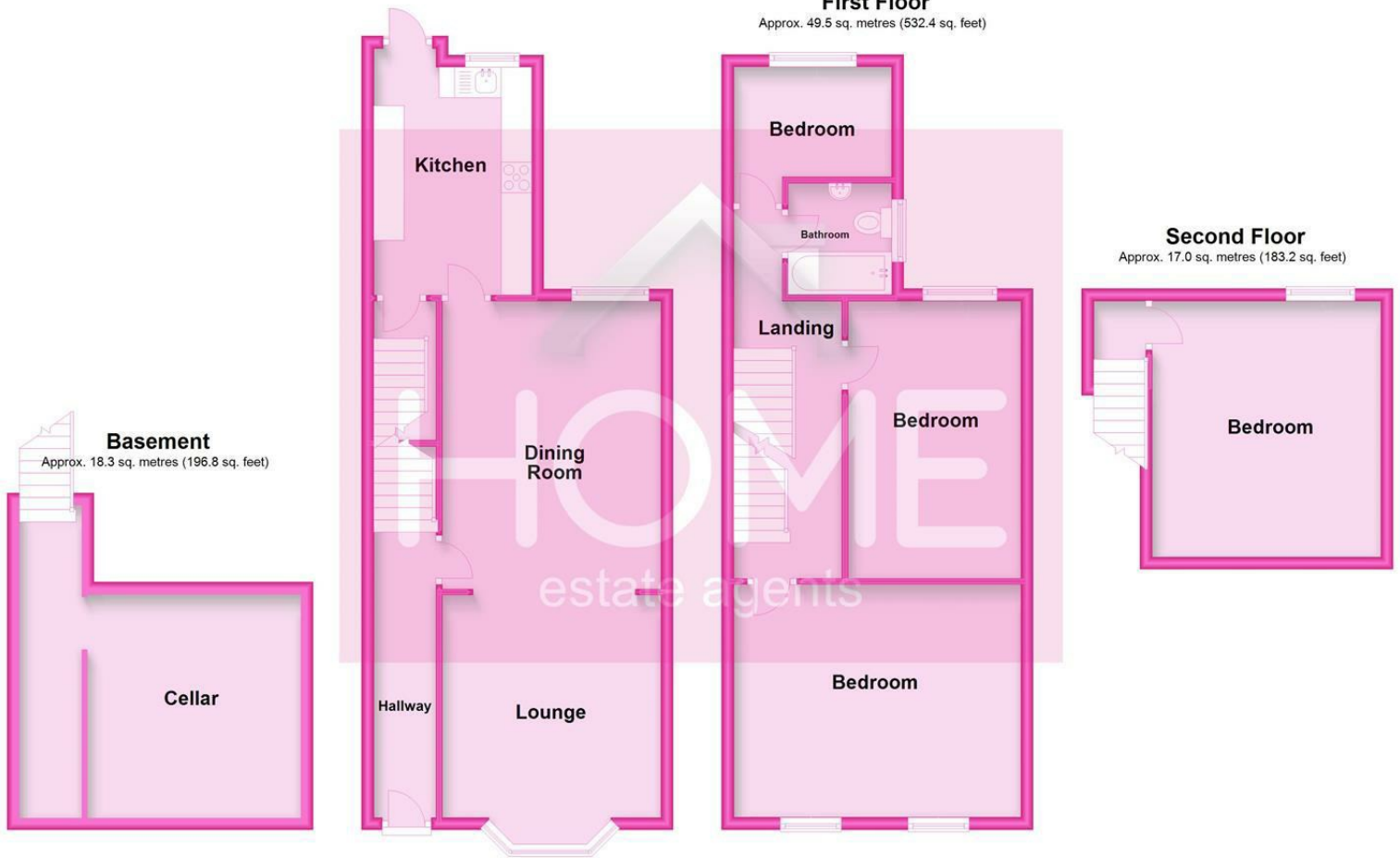
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**Ground Floor**  
Approx. 50.2 sq. metres (540.7 sq. feet)

**First Floor**  
Approx. 49.5 sq. metres (532.4 sq. feet)

**Second Floor**  
Approx. 17.0 sq. metres (183.2 sq. feet)

**Basement**  
Approx. 18.3 sq. metres (196.8 sq. feet)



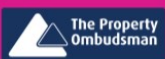
Total area: approx. 135.0 sq. metres (1453.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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