



48 Montonmill Gardens Eccles Manchester M30 8BG

£290,000

STUNNING CONDITION THROUGHOUT! HOME ESTATE AGENTS are delighted to offer for sale this stunningly presented, modern three bedroom semi detached property located on the ever popular Montonmill Gardens development! Having been tastefully decorated and updated throughout the accommodation comprises hallway, lounge, open plan kitchen diner, shaped landing, three bedrooms and a modern three piece bathroom suite. The property is gas central heated and double glazed. Externally there are garden to the front, side and rear with a garage and driveway located to the rear also. Being close to Monton village along with its array of shops, bars and restaurants properties always prove popular so call HOME on 01617898383 to view!

- STUNNING CONDITION THROUGHOUT!
- Three bedroom modern semi detached
- Hallway
- Lounge
- Modern fitted kitchen/diner
- Three bedrooms
- Modern fitted bathroom suite
- Gardens to the front and rear
- Garage to the rear!
- Close to all the amenities of Monton!



Hallway

Lounge 11'2 x 13'7 (3.40m x 4.14m)

Kitchen/diner 14'5 x 9'5 (4.39m x 2.87m)

Shaped landing

Bedroom One 10'9 x 8'1 (3.28m x 2.46m)

Bedroom Two 10'7 x 7'9 (3.23m x 2.36m)

Bedroom Three 6'1 x 8'1 (1.85m x 2.46m)

Bathroom 5'4 x 6'0 (1.63m x 1.83m)

Sales info

We are advised that the property is Freehold.

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

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.

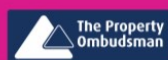
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor.

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.



LOCAL EXPERTS THAT GET YOU MOVING

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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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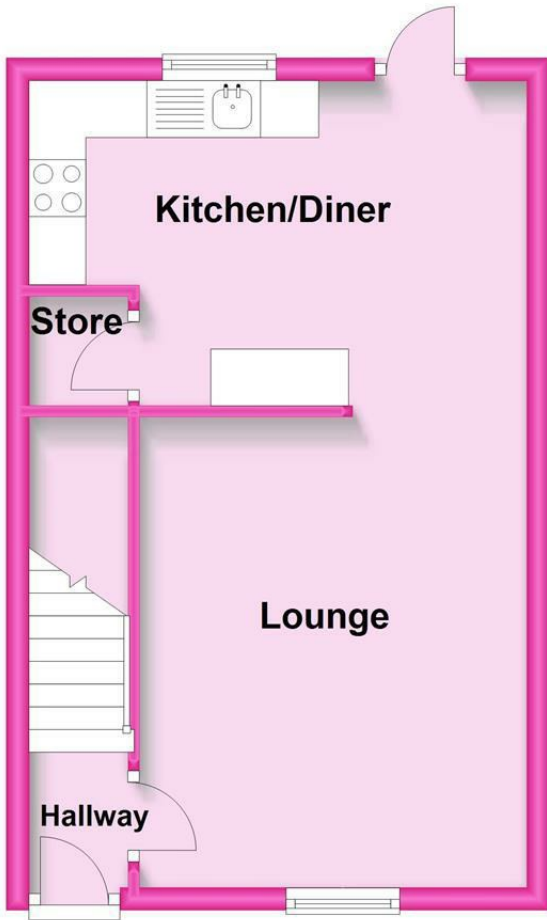
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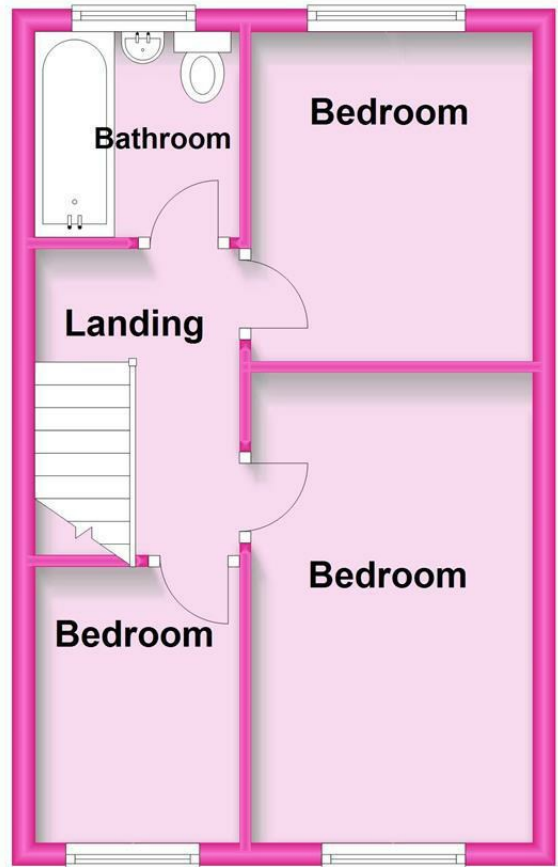
Ground Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



Total area: approx. 62.4 sq. metres (671.5 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			
(21-38) F			
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