



24 Montonmill Gardens Eccles Manchester M30 8BG

£240,000

SHORT WALKING DISTANCE TO MONTON! HOME ESTATE AGENTS are thrilled to offer for sale this well presented and modern terrace property located within a short walk to Monton Road amenities. The property comprises hallway, through lounge/diner, modern fitted kitchen, conservatory, shaped landing, two DOUBLE Bedrooms and a modern fitted bathroom suite. The property benefits gas central heating and double glazing. Externally to the front of the property there is a driveway for off road parking and a secure, gated paved area whilst to the rear there is a low maintenance and well maintained southerly facing garden with patio area and storage garden shed. Ideally positioned with short proximity to Monton with its array of shops, bars and restaurants along with local walks and transport links! Call HOME on 01617898383 to view!

- WALKING DISTANCE TO MONTON!
- Hallway
- Two double bedrooms
- Driveway to the front!
- CALLING ALL FIRST TIME BUYERS!
- Modern fitted kitchen
- Modern fitted bathroom suite
- Modern, two DOUBLE bedroom mid terrace property
- Open plan lounge/diner opening to a conservatory
- Garden to the rear with paved patio area

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Hallway

Lounge/Diner 14'9 x 13'2 (4.50m x 4.01m)

Kitchen 9'4 x 5'8 (2.84m x 1.73m)

Conservatory 11'8 x 7'7 (3.56m x 2.31m)

Shaped landing

Bedroom One 13'3 x 9'5 (4.04m x 2.87m)

Bedroom Two 13'1 x 8'3 (3.99m x 2.51m)

Bathroom 6'1 x 5'7 (1.85m x 1.70m)

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 TBC.

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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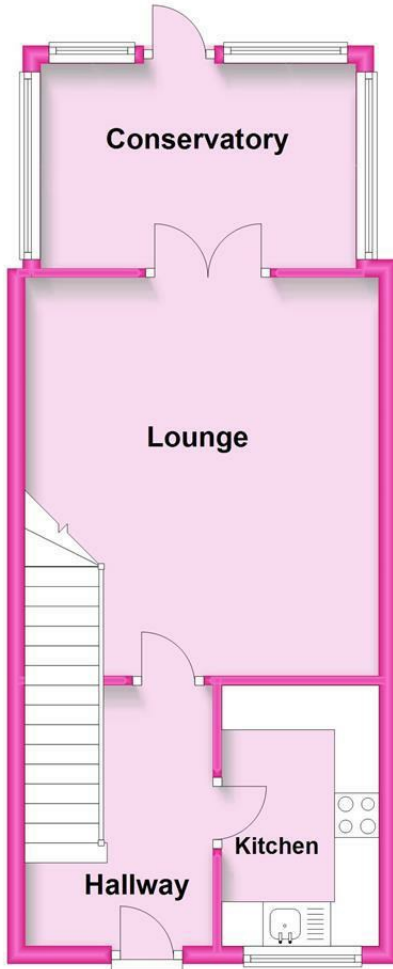
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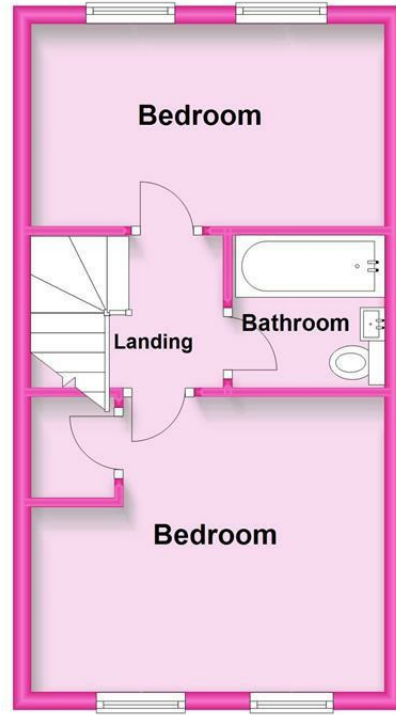
Ground Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



Total area: approx. 68.8 sq. metres (740.3 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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