



## 30 Corbel Way Monton Manchester M30 9GH

### £340,000

FOUR/FIVE BEDROOM TOWNHOUSE! HOME ESTATE AGENTS are pleased to offer for sale this spacious and modern townhouse property located in a popular and well positioned cul de sac. Positioned within a short walk to Monton Road with its array of shops, bars and restaurants the property is perfect to explore the amenities the area has to offer! With accommodation spanning three floors, the ground floor the property comprises hallway, open plan lounge/dining and family room, downstairs W/C and orangery. To the first floor there is a landing with storage, lounge (currently being used as a bedroom), one bedroom and a family bathroom whilst to the second floor there is a further landing and three bedrooms, one being the master bedroom with En-Suite shower room. The property boasts gas central heating and double glazing. Externally there is a garden to the front and rear with side access to the properties single parking bay. Call HOME On 01617898383 to arrange your viewing!

- THREE STOREY TOWNHOUSE!
- Open plan family room with modern fitted kitchen
- First floor lounge (currently being used as a bedroom)
- Parking bay to the side of the property
- Four/Five bedrooms
- Downstairs W/C
- Family bathroom and en-suite shower room to master bedroom
- Hallway
- Orangery to the rear
- Garden to the rear



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**Hallway 6'8 x 3'0 (2.03m x 0.91m)**

**Open plan family room/kitchen 24'3 x 15'8 (7.39m x 4.78m)**

**Orangery 14'6 x 14'5 (4.42m x 4.39m)**

**Downstairs W/C 4'7 x 3'4 (1.40m x 1.02m)**

**First floor landing**

**Lounge/Bedroom 16'2 x 10'1 (4.93m x 3.07m)**

**Bedroom Four 8'8 x 7'3 (2.64m x 2.21m)**

**Family bathroom 7'2 x 6'8 (2.18m x 2.03m)**

**Second floor landing**

**Bedroom One 11'7 x 11'0 (3.53m x 3.35m)**

**En-Suite 7'2 x 4'0 (2.18m x 1.22m)**

**Bedroom Two 10'2 x 9'4 (3.10m x 2.84m)**

**Bedroom Three 10'3 x 6'3 (3.12m x 1.91m)**

#### **Sales info**

We are advised that the property is leasehold. We are advised that the term of the lease commenced 15 May 2009 with a term of 250 years from 1 July 2006. We are advised that there is an annual ground rent of £120.00.

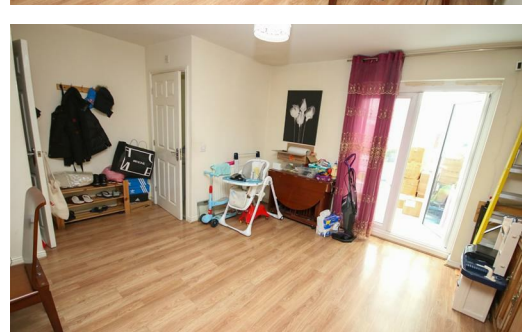
We are advised that the current council tax band is band D.

The current EPC rating is TBC

#### **IMPORTANT INFORMATION -**

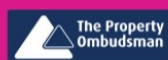
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

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.



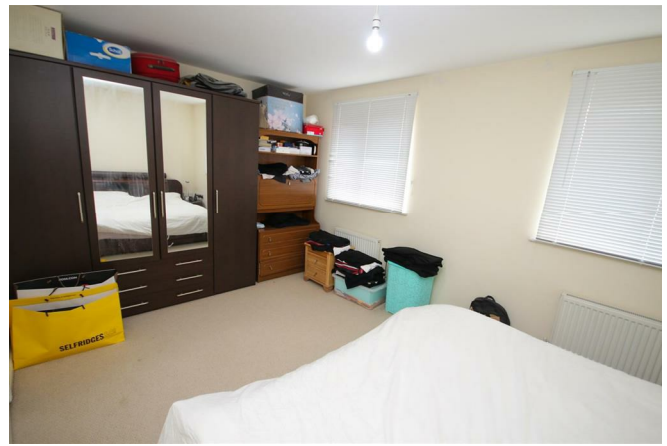
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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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## Ground Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



## First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



## Second Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 125.7 sq. metres (1352.5 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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
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