



9 Greenside Court Monton Manchester M30 9QH

Offers over £160,000

SINGLE GARAGE INCLUDED! NO VENDOR CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this two bedroom first floor flat which is located on the desirable Greenside Court development. With a short walk to the bustling Monton road with its shops, bars and restaurants we can see why these flats don't stay around for long! Positioned to the first floor and with the added benefit of a single garage, the property comprises hallway with storage, lounge/diner, modern fitted kitchen, two bedrooms and a recently fitted modern shower room suite. Ideally offered on a NO CHAIN basis. Call HOME On 01617898383 to view!

- NO VENDOR CHAIN!
- First floor position
- Modern fitted kitchen
- Popular Monton development!
- SINGLE GARAGE INCLUDED!
- Hallway with storage cupboard
- Modern fitted shower room
- Two bedroom flat
- Lounge/diner
- Walking distance to Monton Road shops and bars!



LOCAL EXPERTS THAT GET YOU MOVING

 www.homestateagents.com

Hallway 7'8 x 6'7 (2.34m x 2.01m)

Store room 8'8 x 3'7 (2.64m x 1.09m)

Lounge/diner 18'6 x 12'4 (5.64m x 3.76m)

Kitchen 10'4 x 6'4 (3.15m x 1.93m)

Bedroom One 13'5 x 8'9 (4.09m x 2.67m)

Bedroom Two 12'5 x 6'7 (3.78m x 2.01m)

Shower room 6'5 x 5'4 (1.96m x 1.63m)

Sales info

We are advised that the property is leasehold. We are advised that the initial term of the lease was granted for 999 years. There is a ground rent and service charge payable of £160.00 per calendar month.

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

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.

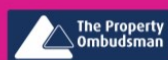
Making an offer: if you are interested in this property, please contact us at the

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homestateagents.com



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



LOCAL EXPERTS THAT GET YOU MOVING

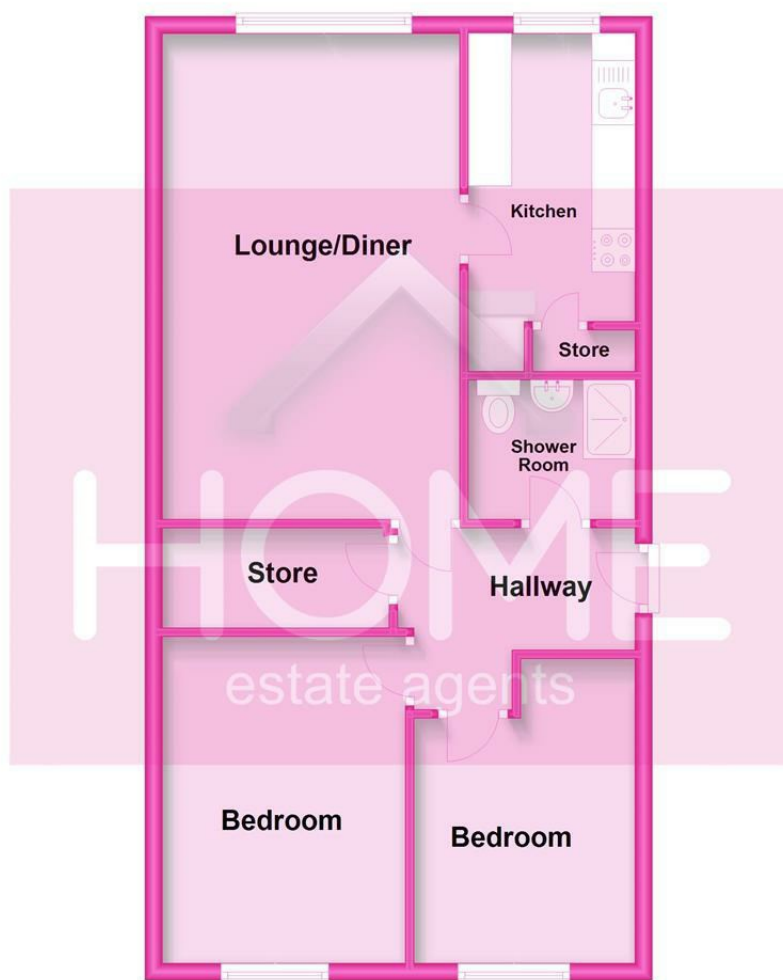
 www.homestateagents.com



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

First Floor Flat

Approx. 60.7 sq. metres (653.3 sq. feet)



Total area: approx. 60.7 sq. metres (653.3 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

LOCAL EXPERTS THAT GET YOU MOVING

www.homestateagents.com



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