HOME
estate agents

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Monton Office
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£350,000

POPULAR "WINTON PARK" POSITION! HOME ESTATE AGENTS are thrilled to offer for sale this modern and spacious detached property which is located within a short walk of the always popular Winton Park! Being positioned on a corner plot, with gardens to the front, side and rear, along with access to local schooling and the park the property is well located. In brief, the property comprises spacious hallway, W/C, lounge. open plan kitchen/diner, utility room, shaped landing, three good size bedrooms, en-suite to the master bedroom and family bathroom suite. Externally there is ample off road parking with EV charging point to the front, garden to the side and further garden to the rear with paved patio area. The property was upgraded when constructed with the addition of "AEG" kitchen appliances, chrome plug and light switch fittings and fitted with wardrobes to the master bedroom and bedroom two. We are advised that the property is leasehold however there is no ground rent collected and there is an option to purchase the freehold if required. Call HOME on 01617898383 to view!

- POPULAR "WINTON PARK" POSITION!
- Spacious hallway with W/C
- Utility room
- Ample off road parking with EV charger!
- Modern, executive detached property
- Lounge
- En-Suite shower room and family bathroom
- Three good size bedrooms
- Open plan, modern, kitchen/diner
- GREAT SIZE CORNER PLOT!

The Property Ombudsman
ClientMoney Protect

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

Hallway 11'0 x 8'6 (3.35m x 2.59m)

W/C 4'4 x 3'4 (1.32m x 1.02m)

Lounge 16'7 x 10'7 (5.05m x 3.23m)

Open plan kitchen/diner 15'2 x 12'7 (4.62m x 3.84m)

Utility room 12'6 x 4'0 (3.81m x 1.22m)

Shaped landing 10'9 x 7'8 (3.28m x 2.34m)

Bedroom One 13'7 x 9'0 (4.14m x 2.74m)

En-Suite 9'2 x 3'8 (2.79m x 1.12m)

Bedroom Two 12'8 x 11'3 (3.86m x 3.43m)

Bedroom Three 11'5 x 6'8 (3.48m x 2.03m)

Bathroom 7'7 x 10'4 (2.31m x 3.15m)

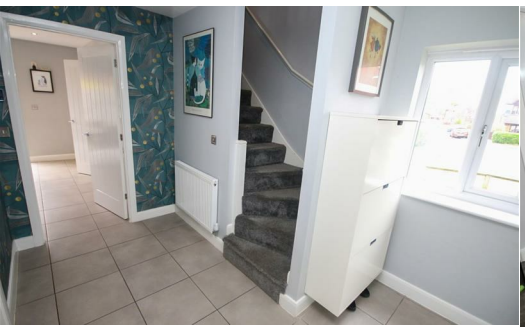
Sales info

We are advised that the property is leasehold. We are advised that there is no ground rent payable to the freeholder. The initial lease has been granted for 250 years (less 10 days) from 31 August 2017.
We are advised that the current council tax band is band D.
The current EPC rating is B.

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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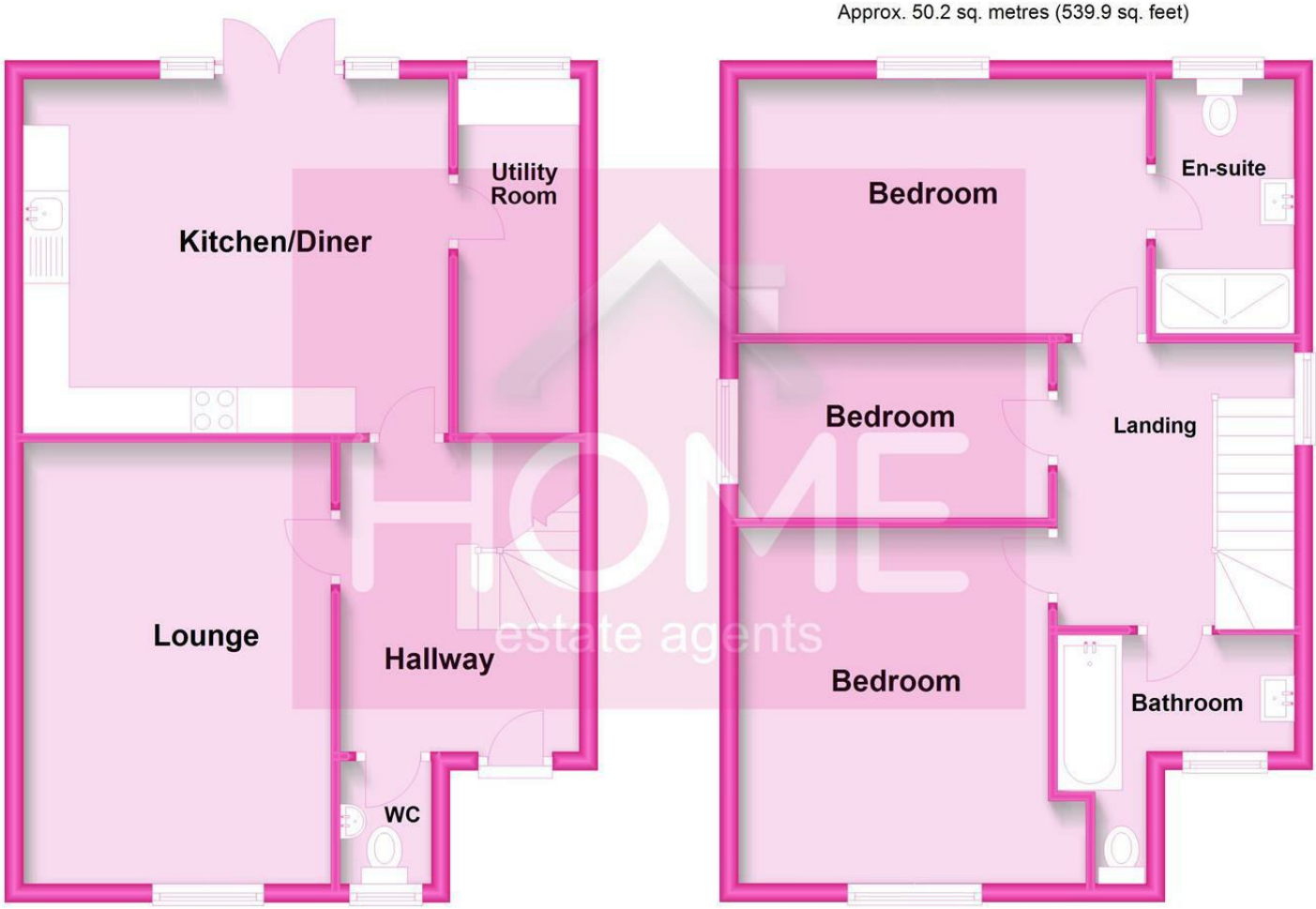
Ground Floor

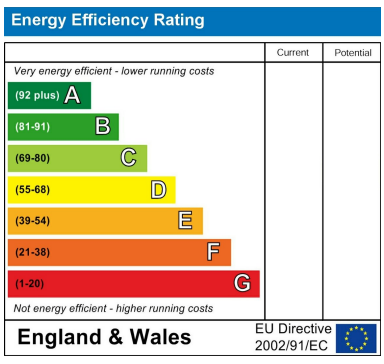
Approx. 50.2 sq. metres (539.9 sq. feet)

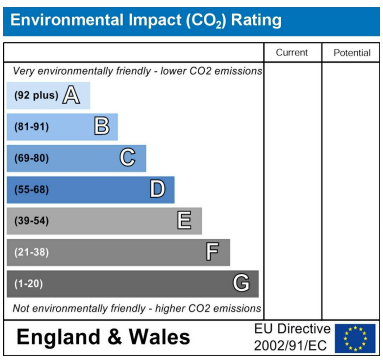
First Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



Total area: approx. 100.3 sq. metres (1079.7 sq. feet)





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