



38 Hawthorn Avenue Monton M30 9JT

Offers over £400,000

NO VENDOR CHAIN! POPULAR, TREE LINED, MONTON POSITION! HOME ESTATE AGENTS are privileged to offer the opportunity to purchase this well maintained and extended three bedroom semi detached family property. Perfectly positioned within walking distance of Monton High Street along with a short walk to Monton Green primary school! Accommodation comprises porch, hallway, downstairs W/C, bay-fronted dining room, extended lounge, modern fitted kitchen, conservatory, shaped landing, three bedrooms and a great size four piece family bathroom suite. The property boasts double glazed and gas central heating. Externally there is ample off road parking to the front leading to double gates to the side. There is a sunny aspect rear with mature shrubs and trees. Call HOME on 01617898383 to arrange your viewing!

- PERFECT MONTON POSITON!
- 1930's semi detached property
- Three bedrooms
- Porch and hallway
- Downstairs W/C
- Dining room
- Extended 23ft lounge and conservatory
- Extended kitchen
- Great size family bathroom
- Ample off road parking and a fantastic size, not overlooked, rear garden



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Porch

Hallway 12'8 x 5'9 (3.86m x 1.75m)

Dining room 12'8 x 11'4 (3.86m x 3.45m)

Extended rear lounge 23'4 x 10'4 (7.11m x 3.15m)

Conservatory

Extended kitchen 16'9 x 7'3 (5.11m x 2.21m)

Downstairs W/C 3'3 x 2'1 (0.99m x 0.64m)

Shaped landing

Bedroom One 12'9 x 11'6 (3.89m x 3.51m)

Bedroom Two 14'4 x 11'6 (4.37m x 3.51m)

Bedroom Three 8'0 x 7'2 (2.44m x 2.18m)

Bathroom 10'1 x 7'1 (3.07m x 2.16m)

Sales info

We are advised that the property is leasehold. We are advised that the ground rent is currently approx. £5.00 per annum.

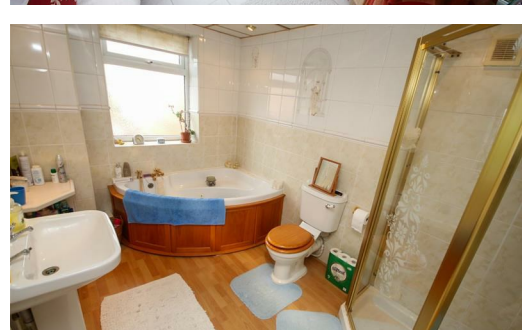
We are advised that the current council tax band is band C.

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.



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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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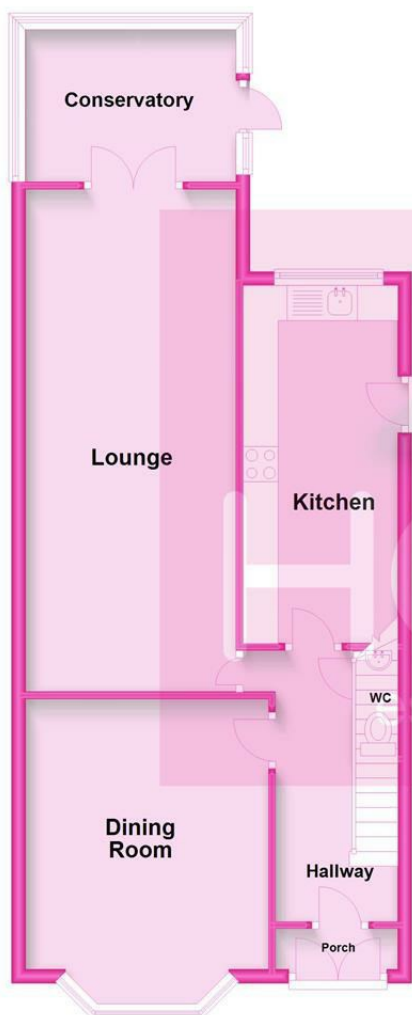
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Ground Floor

Approx. 62.9 sq. metres (677.4 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



Total area: approx. 107.0 sq. metres (1152.2 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		
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