

Urmston Office

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Stretford Office

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Monton Office

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3 Granville Street Monton M30 9PX

Offers over £325,000

CENTRAL MONTON LOCATION! NO VENDOR CHAIN! HOME ESTATE AGENTS are privileged to offer for sale this period three bedroom period terrace property located just off Monton Road. Sitting on the doorstep of local shops, bars and restaurants we are sure this property will prove popular! Accommodation comprises from hallway, bay-fronted lounge, dining room, modern fitted kitchen, shaped landing, three bedrooms and a three piece bathroom suite. The property is double glazed and gas central heated. To the front of the property there is an ornate, gated palisade whilst to the rear there is a mainly paved yard area with raised borders. Available with NO VENDOR CHAIN! To arrange your viewing call HOME on 01617898383!!

- JUST OFF MONTON ROAD!
- Bay-fronted Lounge
- Shaped landing
- NO VENDOR CHAIN!
- Three bedroom period terrace property
- Dining room
- Fitted bathroom suite
- Hallway
- Modern fitted kitchen
- Paved garden to rear



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Hallway

Lounge 10'5 x 11'5 (3.18m x 3.48m)

Dining room 15'6 x 12'7 (4.72m x 3.84m)

Kitchen 12'9 x 10'2 (3.89m x 3.10m)

Shaped landing

Bedroom One 15'7 x 12'5 (4.75m x 3.78m)

Bedroom Two 13'8 x 10'0 (4.17m x 3.05m)

Bedroom Three 9'6 x 6'9 (2.90m x 2.06m)

Bathroom 5'6 x 6'2 (1.68m x 1.88m)

Sales info

We are advised that the property is Freehold

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

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 and floorplans are approximate and are for illustration only.

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 and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



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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

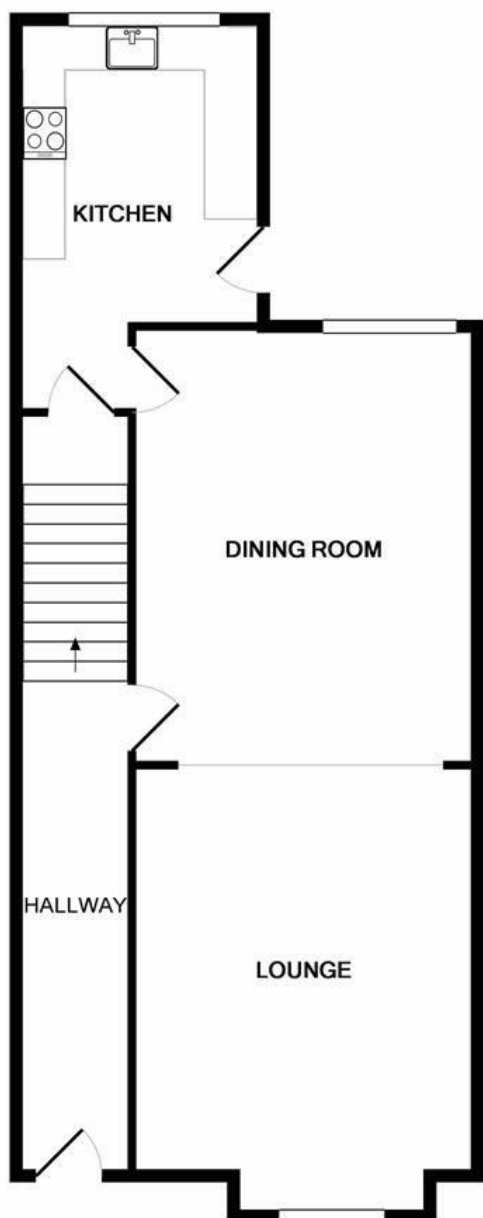


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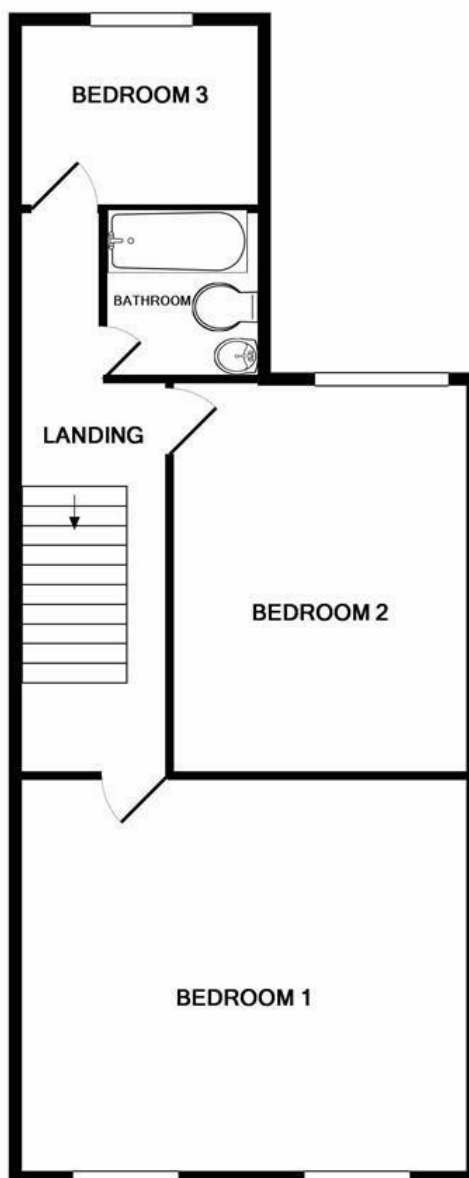
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any person. The plan is not intended to be used for any other purpose and no guarantee can be given.

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	



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