



15 Grange Drive Monton M30 9JG

£400,000

FANTASTIC OPPORTUNITY! HOME ESTATE AGENTS are thrilled to offer for sale this period style semi detached property which offers the amazing opportunity to create your dream HOME. Within a short walk to Monton Green primary School, Monton road with its array of shops and bars along with various local walks the property is positioned in a sought after area. The property comprises hallway, bay-fronted lounge, dining room kitchen, cellar area, shaped landing, three bedrooms and a fitted bathroom suite. The property is heated via gas central heating and offers a mixture of wooden and sash windows. Externally there is a garden and driveway to the front, the driveway leading to the rear with garage and further paved garden area. There is also an external storage room accessed from the garden. A REAL GEM! Offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view!

- CREATE YOUR DREAM FAMILY HOME!
- Hallway with access to the cellar
- Kitchen
- Great opportunity
- Bay-fronted lounge
- Fitted bathroom suite
- Period, three bedroom semi detached
- Dining room
- Off road parking, garage and gardens to the rear
- Close to Monton Green Primary school!



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Hallway 13'0 x 5'1 (3.96m x 1.55m)

Lounge 15'0 x 12'0 (4.57m x 3.66m)

Dining room 16'0 x 11'1 (4.88m x 3.38m)

Kitchen 8'0 x 8'0 (2.44m x 2.44m)

Cellar 16'0 x 11'1 (4.88m x 3.38m)

Shaped landing

Bedroom One 13'0 x 11'1 (3.96m x 3.38m)

Bedroom Two 13'0 x 11'1 (3.96m x 3.38m)

Bedroom Three 13'0 x 8'0 (3.96m x 2.44m)

Bathroom 9'0 x 5'1 (2.74m x 1.55m)

Sales info

We are advised that the property is Freehold

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

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 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

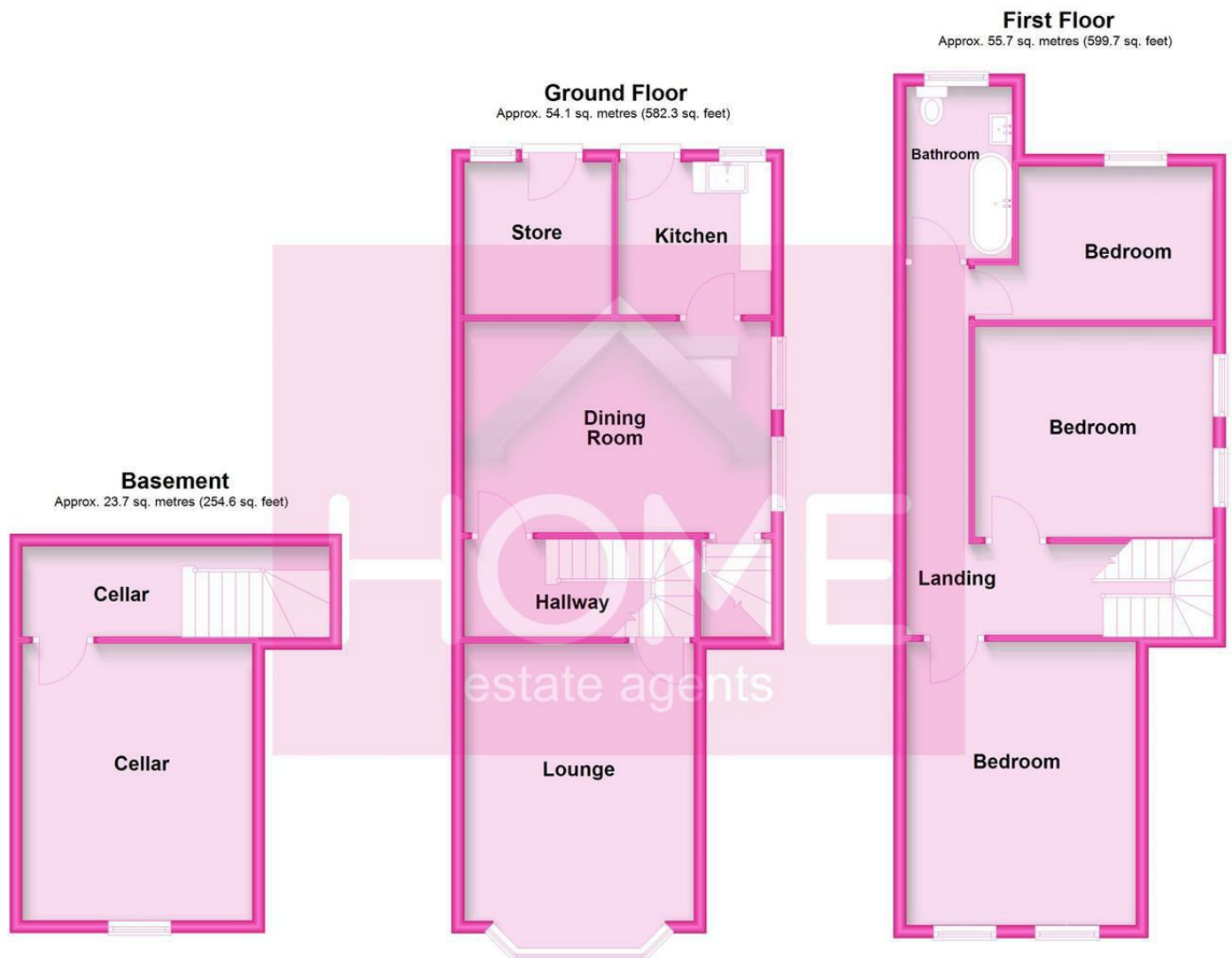


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Total area: approx. 133.5 sq. metres (1436.5 sq. feet)

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 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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