

Monton Office

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2 Mirfield Drive Monton Manchester M30 9LH

£475,000

STUNNING MONTON FAMILY HOME! HOME ESTATE AGENTS are privileged to offer for sale this recently updated and much improved three DOUBLE bedroom semi detached property. Located just off Monton Road, the property has all the amenities the area has to offer on its doorstep! The property comprises welcoming hallway, bay-fronted lounge, downstairs W/C, open plan family room with newly fitted kitchen with central island and further dining area overlooking the garden, cellar, shaped landing, three DOUBLE bedrooms, newly created en-suite to the master bedroom and a modern fitted bathroom suite. The property offers double glazing and is gas central heated, there is also underfloor heating in the open plan living area to the ground floor. Externally there is a garden to the front and a garden to the rear with paved patio area and further lawn garden. A MUST VIEW FAMILY HOME! Call HOME on 01617898383 to view!

- STUNNING FAMILY HOME!
- Recently updated and improved!
- Three DOUBLE bedroom semi detached
- Impressive Hallway
- Bay-fronted lounge
- Beautifully planned and executed rear sitting/family room with newly installed kitchen
- Direct access to the rear garden area
- Newly created En-Suite shower room suite
- Fitted family bathroom suite
- Ideal location for Monton Road shops, bars and local walks!



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Hallway 12'0 x 4'0 (3.66m x 1.22m)

Bay-fronted lounge 15'0 x 11'0 (4.57m x 3.35m)

Open plan family room and kitchen area 33'0 x 11'0 (widening to 16'0) (10.06m x 3.35m (widening to 4.88m))

Downstairs W/C 6'1 x 3'0 (1.85m x 0.91m)

Cellar area

Shaped landing

Bedroom One 13'0 x 12'0 (3.96m x 3.66m)

En-Suite 11'0 x 2'1 (3.35m x 0.64m)

Bedroom Two 13'0 x 10'0 (3.96m x 3.05m)

Bedroom Three 13'0 x 11'0 (3.96m x 3.35m)

Fitted bathroom suite 7'0 x 6'0 (2.13m x 1.83m)

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 D.

IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances

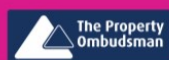
described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration only.

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

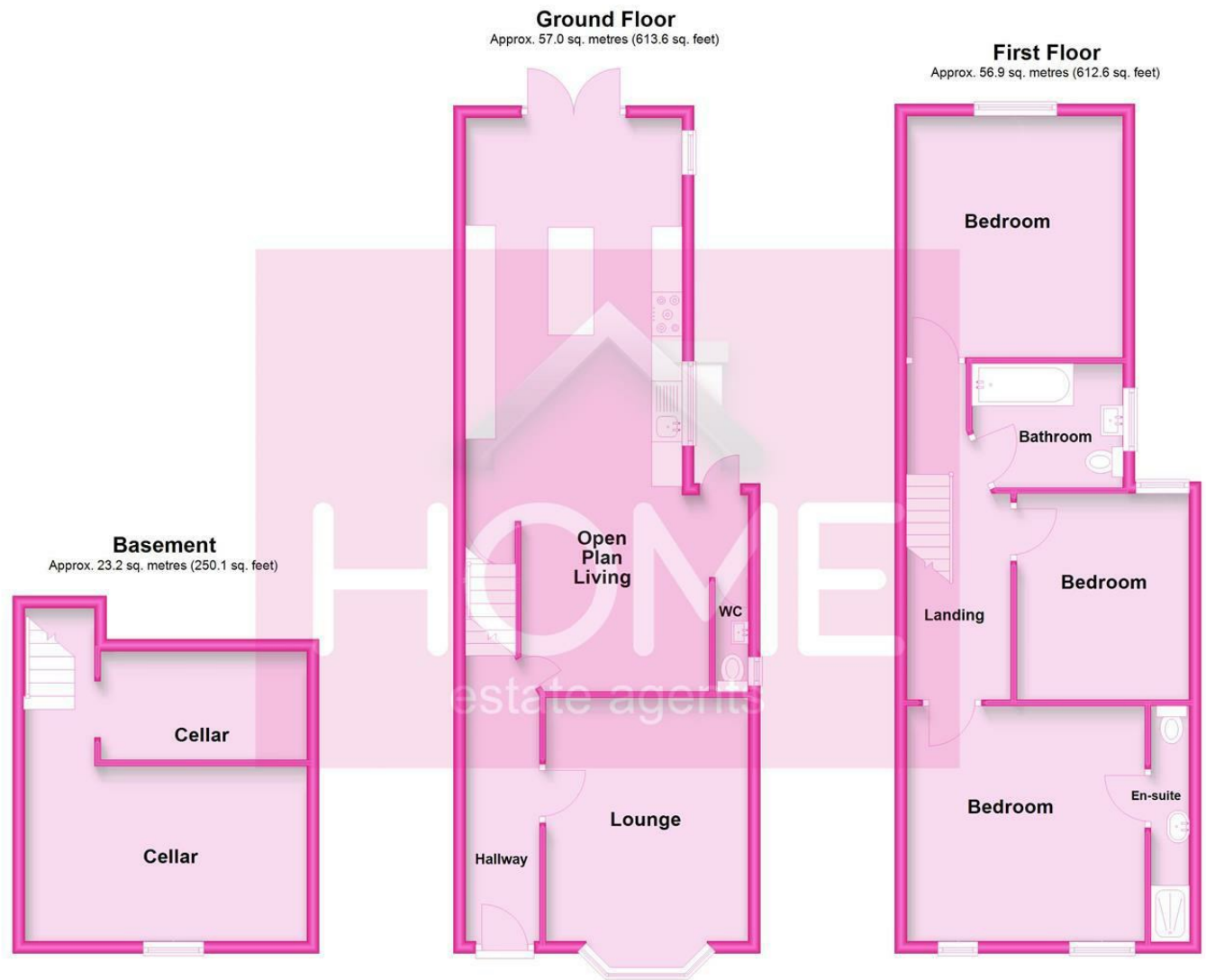


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Total area: approx. 137.2 sq. metres (1476.3 sq. feet)

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	

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