

Monton Office

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Flat 4, Woodlea Stableford Avenue Eccles Manchester M30 8AP

Offers over £190,000

RECENTLY UPDATED THROUGHOUT! GARAGE INCLUDED! HOME ESTATE AGENTS are delighted to offer for sale this recently updated and immaculately presented two bedroom first floor apartment. Located in the desirable Woodlea development, close to Monton Road with its array of shops, bars and restaurants and over looking Worsley Loopline. Accommodation comprises open plan lounge/diner, modern fitted kitchen, two bedrooms and a newly installed bathroom suite. The property is double glazed and gas central heated. Externally there are communal gardens and access to the single garage. A perfect position for the amenities of Monton! Call HOME On 01617898383 to view!

- RECENTLY UPDATED THROUGHOUT!
- Overlooking Worsley Loopline and close to the shops of Monton
- Two bedrooms
- Sought after "Woodlea" development
- First floor apartment with GARAGE!
- Open plan living space including lounge and dining area
- Modern fitted bathroom
- Popular Monton position!
- Good size and modern fitted kitchen
- Single garage included



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Open plan living space 19'0 x 13'0 (5.79m x 3.96m)

Kitchen 11'0 x 6'1 (3.35m x 1.85m)

Bedroom One 10'0 x 10'0 (3.05m x 3.05m)

Bedroom Two 14'0 x 9'0 (4.27m x 2.74m)

Bathroom 6'0 x 6'0 (1.83m x 1.83m)

Sales info

We are advised that the property is leasehold. The lease was granted for 999 Years commencing 1980. There is an annual ground rent payable of approx. £0.00 per annum. We are advised that the monthly service charge is currently £110.00.

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

The current EPC rating is C.

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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Ground Floor

Approx. 60.5 sq. metres (650.7 sq. feet)



Total area: approx. 60.5 sq. metres (650.7 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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