



42 Clifton Road Monton Manchester M30 9GG

Offers over £400,000

BEAUTIFULLY PRESENTED PERIOD FAMILY HOME! HOME ESTATE AGENTS are thrilled to offer the opportunity to purchase this spacious three bedroom semi detached property offered in true "move in" condition. Offering bright and modern accommodation, mixed with period charm, the property comprises hallway, bay-fronted lounge and dining room which open to a great size kitchen with modern fitted units and access to the rear garden, shaped landing, three generous bedrooms and a stunning fitted bathroom suite. The property offers double glazing and gas central heating. Externally there is ample off road parking whilst to the rear there is a private, walled garden with paved patio area, lawned garden and security lighting. Located within a short stroll to Monton Road with its array of shops, bars and restaurants along with the transport links to Manchester from Eccles on its doorstep, the property is a commuters dream. Viewings are highly recommended to appreciate the size and quality of accommodation on offer! Call HOME On 01617898383 to arrange your viewing.

- SPACIOUS AND IMMACULATE PERIOD PROPERTY!
- Hallway
- Three good size bedrooms
- Close proximity to Monton shops and amenities
- Three bedroom, family HOME
- Bay-fronted lounge and open plan dining room
- Modern fitted bathroom suite
- Period semi detached property
- Open plan, modern fitted kitchen with access to the garden
- Off road parking to the front and garden to the rear



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Hallway

Lounge 18'1 x 12'6 (5.51m x 3.81m)

Dining room 15'4 x 13'7 (4.67m x 4.14m)

Kitchen 22'9 x 12'0 (6.93m x 3.66m)

Shaped landing

Bedroom One 15'6 x 14'2 (4.72m x 4.32m)

Bedroom Two 15'1 x 10'7 (4.60m x 3.23m)

Bedroom Three 12'5 x 10'8 (3.78m x 3.25m)

Bathroom 9'4 x 8'4 (2.84m x 2.54m)

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 C.

IMPORTANT INFORMATION -

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of

£45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

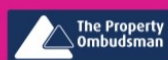
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration 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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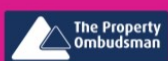


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

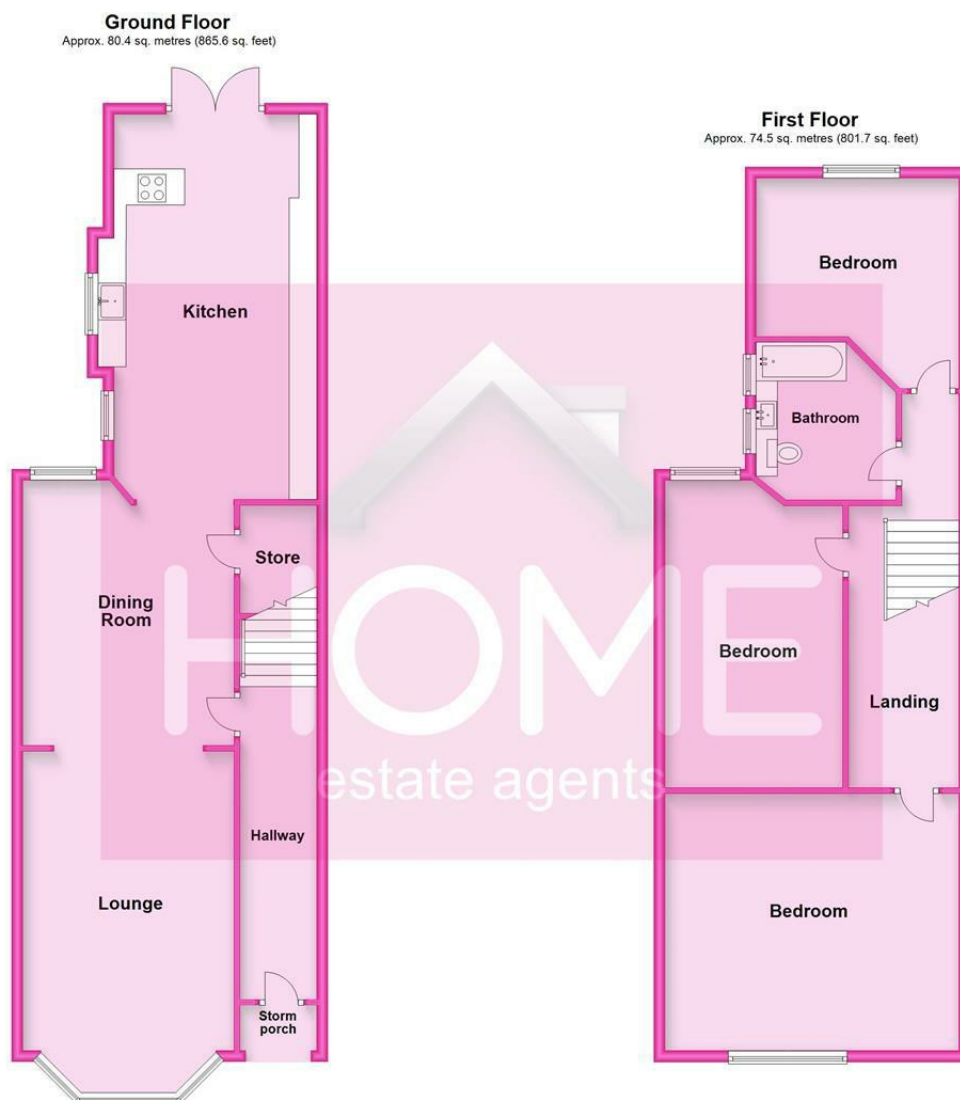


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Total area: approx. 154.9 sq. metres (1667.3 sq. feet)

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		
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