

Monton Office

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2 Dalton Street Monton Manchester M30 9PB

£275,000

AVAILABLE WITH NO VENDOR CHAIN! STUNNING THROUGHOUT! HOME ESTATE AGENTS are privileged to offer for sale this stunning and much improved two bedroom end terrace property. Located just off Monton Road and the bustling high street, this immaculate end terrace property comprises hallway, lounge, dining room, modern fitted kitchen with integrated appliances, shaped landing, two double bedrooms (master with walk in wardrobe) and a fitted bathroom suite. The property offers double glazing and gas central heating. Externally the property has a paved palisade to the front and a private, south facing, garden to the rear with paved patio area and raised grass area. An internal viewing is highly recommended! Call HOME On 01617898383 to view!

- STUNNING THROUGHOUT!
- AVAILABLE WITH NO VENDOR CHAIN!
- Just off Monton Road
- Two bedroom end terrace
- Hallway
- Lounge
- Dining room
- Beautiful fitted kitchen
- Walk in wardrobe to master bedroom
- Garden to the rear!



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Hallway

Lounge 11'0 x 9'7 (3.35m x 2.92m)

Dining room 12'2 x 9'7 (3.71m x 2.92m)

Kitchen 7'10 x 7'9 (2.39m x 2.36m)

Shaped landing

Bedroom One 12'10 x 10'11 (3.91m x 3.33m)

Bedroom Two 12'3 x 8'5 (3.73m x 2.57m)

Bathroom 7'10 x 7'9 (2.39m x 2.36m)

Photos

Please note that the photos shown were taken prior to a tenant taking occupation. An internal viewing is required before making an offer to purchase the property. The property however will be sold with vacant possession.

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 -

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.

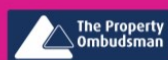
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal 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.

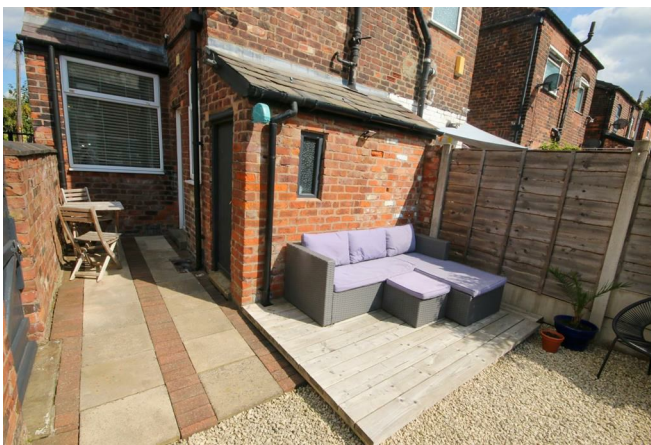


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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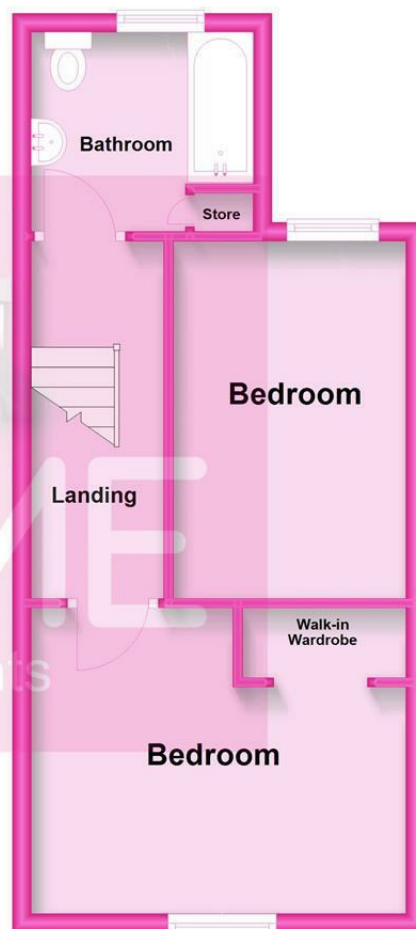
Ground Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 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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