

Monton Office

0161 789 8383
222 Monton Road, Monton
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@homeinmonton



2 Montonmill Gardens Eccles Manchester M30 8BG
£425,000

DETACHED FAMILY HOME! HOME ESTATE AGENTS are thrilled to offer for sale this well presented and recently updated four bedroom detached property within close proximity to Monton! The property comprises entrance hallway, W/C, lounge, dining room, recently installed modern fitted kitchen, shaped landing, four bedrooms, master with en-suite shower room and recently completed four piece bathroom suite. The property has been fitted with new double glazing and is gas central heated. Externally there is a driveway to the side with detached single garage, along with gardens to the front, side and rear. The gardens have recently been updated with new fencing and low maintenance artificial grass areas. Ideally suited for a growing family! Call HOME On 01617898383 to view!

- FOUR BEDROOM DETACHED FAMILY HOME!
- Hallway with W/C
- Four bedrooms
- Off road parking, single detached garage and gardens to front, side and rear!
- SHORT WALKING DISTANCE TO MONTON
- Lounge and Dining room
- En-suite shower room to master bedroom
- Recently updated internally and externally!
- Recently fitted, modern kitchen
- Recently installed, stunning four piece bathroom suite



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Hallway 12'1 x 9'1 (3.68m x 2.77m)

W/C 4'1 x 3'1 (1.24m x 0.94m)

Lounge 14'4 x 12'5 (4.37m x 3.78m)

Dining room 9'6 x 8'9 (2.90m x 2.67m)

Kitchen 12'1 x 11'1 (3.68m x 3.38m)

Shaped landing

Bedroom One 11'7 x 11'0 (3.53m x 3.35m)

Ensuite shower room 5'1 x 5'1 (1.55m x 1.55m)

Bedroom Two 8'8 x 8'3 (2.64m x 2.51m)

Bedroom Three 11'1 x 6'1 (3.38m x 1.85m)

Bedroom Four 8'9 x 6'7 (2.67m x 2.01m)

Bathroom 8'9 x 6'4 (2.67m x 1.93m)

Garage 17'7 x 8'9 (5.36m x 2.67m)

Sales info

We are advised that the property is freehold.

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

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.

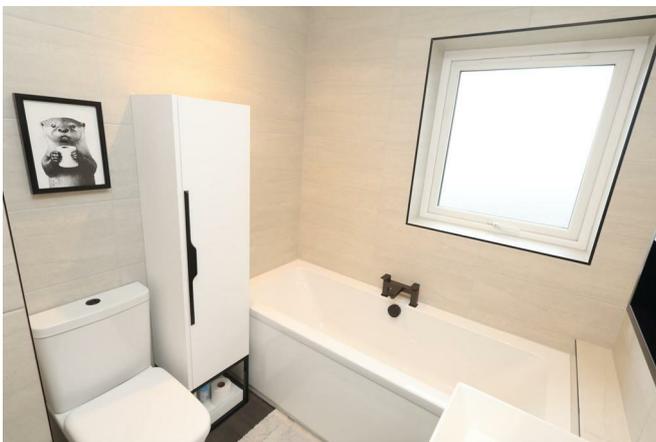


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



Total area: approx. 94.6 sq. metres (1017.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(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			
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