

**Monton Office**

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@homeinmonton



## 24 Leach Drive Eccles Manchester M30 8ET

### Offers over £300,000

POPULAR MODERN DEVELOPMENT! HOME ESTATE AGENTS are delighted to offer for sale this well presented semi detached property located on this modern and desirable development close to Monton! The property comprises hallway, downstairs W/C, lounge with open stairs to the first floor, open plan modern fitted kitchen and diner, shaped landing, three bedrooms and three piece bathroom suite. The property offers double glazing and gas central heating. Externally there is a double driveway to the front whilst to the rear there is a southerly facing garden. Situated within walking distance to Patricroft train station and Monton with its array of local amenities. Call HOME on 01617898383 to arrange a viewing!

- CLOSE TO MONTON!
- Hallway with W/C
- Modern fitted bathroom suite
- FREEHOLD
- Popular, modern development
- Lounge with open stairs to first floor
- Double driveway to the front
- Three bedroom semi detached property
- Open plan kitchen/diner
- Southerly facing garden to the rear



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**Hallway 5'7 x 3'5 (1.70m x 1.04m)**

**W/C 5'8 x 2'9 (1.73m x 0.84m)**

**Lounge 14'8 x 13'5 (4.47m x 4.09m)**

**Kitchen/diner 14'8 x 9'3 (4.47m x 2.82m)**

**Shaped landing**

**Bedroom One 12'3 x 8'1 (3.73m x 2.46m)**

**Bedroom Two 10'4 x 8'1 (3.15m x 2.46m)**

**Bedroom Three 6'5 x 6'4 (1.96m x 1.93m)**

**Bathroom 6'4 x 6'3 (1.93m x 1.91m)**

#### **Sales info**

We are advised that the property is freehold. We are advised that there is an annual estate management charge of £120.00.

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

The current EPC rating is B.

#### **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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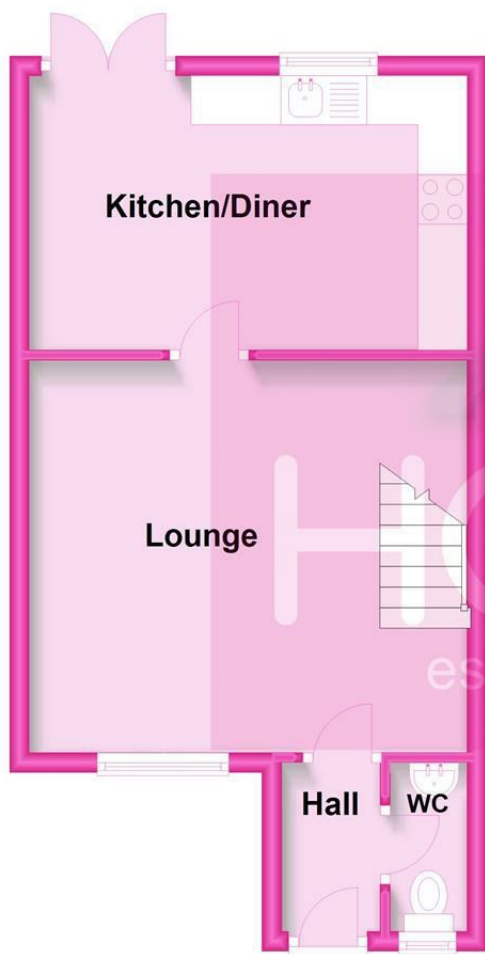
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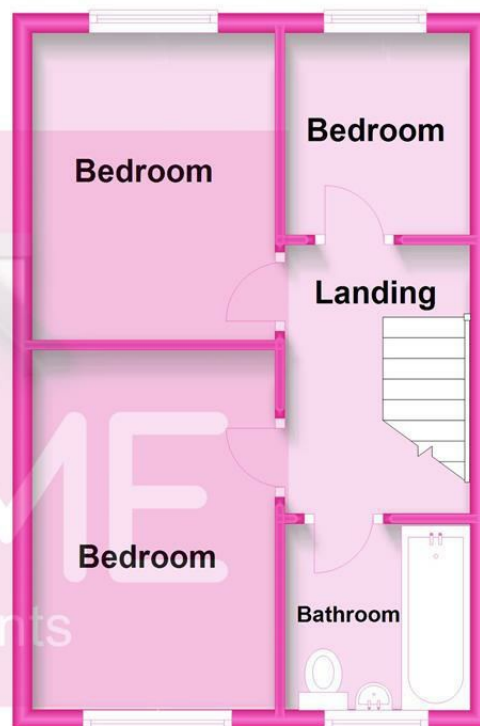
## Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



Total area: approx. 65.0 sq. metres (700.2 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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