

Monton Office

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20 Park Road Monton Manchester M30 9JJ
£650,000

STUNNING PERIOD PROPERTY! SOUGHT AFTER MONTON LOCATION. HOME ESTATE AGENTS are thrilled to offer for sale this stunning four bedroom semi detached home located on the ever popular Park Road. With easy access to Monton Green Primary School and the shops, bars and amenities of Monton Road, the property is very well positioned. Accommodation comprises hallway, downstairs W/C, bay-fronted lounge, dining/sitting room, impressive 28ft open plan kitchen/dining room, utility room, shaped landing, four bedrooms, bay-fronted master bedroom with ensuite shower room along with an impressive modern fitted bathroom suite complete with walk in shower and freestanding bath. Externally there is a driveway for two vehicles to the front whilst to the rear there is a landscaped garden with built in outdoor kitchen area! The property is gas central heated and double glazed. A perfect family home! Call HOME on 01617898383 to view!

- STUNNING PERIOD PROPERTY!
- SOUGHT AFTER MONTON LOCATION
- Four bedroom, period style semi detached property
- Hallway
- Bay-fronted lounge
- Dining room
- Open plan modern kitchen
- Master bedroom with En-suite shower room
- Family bathroom suite
- Off road parking and landscaped garden to the rear!



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Hallway

Lounge 16'9 x 12'7 (5.11m x 3.84m)

Dining/sitting room 16 (max) x 11'11 (4.88m (max) x 3.63m)

Open plan Kitchen diner/family room 28'4 x 11'3 (8.64m x 3.43m)

Utility room 5'8 x 4'3 (1.73m x 1.30m)

W/C

Shaped landing

Bedroom One 17'1 (max) x 16'5 (max) (5.21m (max) x 5.00m (max))

Bedroom Two 14'3 x 11'6 (4.34m x 3.51m)

En-suite 5'11 x 5'5 (1.80m x 1.65m)

Bedroom Three 11'5 x 8'10 (3.48m x 2.69m)

Bedroom Four 8'5 x 6'11 (2.57m x 2.11m)

Bathroom 11'11 x 8'6 (3.63m x 2.59m)

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 TBC

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.

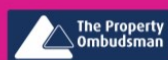
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal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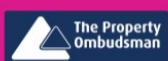


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Total area: approx. 151.7 sq. metres (1633.3 sq. feet)
All measurements and area quoted are approximate only and are for illustration purposes
Plan produced using PlanUp.

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		
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Not environmentally friendly - higher CO ₂ emissions		
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