

Monton Office

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28 Brentwood Road Swinton M27 0EE

Offers over £475,000

PERFECT FAMILY HOME! HOME ESTATE AGENTS are thrilled to offer for sale this immaculate and much improved four bedroom detached property located at the head of a popular Cul de sac. This detached property has been extending to offer great family accommodation comprising hallway, through lounge and dining room, office room, modern fitted kitchen opening to a rear sitting/family/play room, large utility room with downstairs W/C, shaped landing, four bedrooms, family bathroom suite and en-suite shower room to the master bedroom. The property is double glazed and gas central heating, we are advised the boiler was installed approx. 4 years ago. Externally there is a driveway to the front with block paved path and raised borders whilst to the rear there is a lawned garden and paved patio area. Well positioned within this quiet cul de sac position, we feel this would make a great family home! Call HOME On 01617898383 to arrange your viewing!

- PERFECT FAMILY HOME!
- CUL DE SAC POSITION
- Extended and much improved detached property
- Hallway with access to home office
- Through lounge and dining room
- Modern fitted kitchen opening to family/sitting/play room
- Large utility with downstairs W/C
- Master en-suite shower room
- Family bathroom suite
- Driveway to the front and well maintained garden to the rear



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Hallway 13'9 x 6'2 (4.19m x 1.88m)

Lounge 13'1 x 11'2 (3.99m x 3.40m)

Dining room 12'6 x 10'7 (3.81m x 3.23m)

Kitchen 14'1 x 9'4 (4.29m x 2.84m)

Sitting/Play room 20'4 x 8'8 (6.20m x 2.64m)

Office 13'2 x 7'1 (4.01m x 2.16m)

Utility room 16'5 x 5'1 (5.00m x 1.55m)

W/C 5'1 x 3'9 (1.55m x 1.14m)

Shaped landing

Bedroom One 12'2 x 10'7 (3.71m x 3.23m)

En-suite 5'7 x 5'6 (1.70m x 1.68m)

Bedroom Two 13'0 x 10'1 (3.96m x 3.07m)

Bedroom Three 11'9 x 7'6 (3.58m x 2.29m)

Bedroom Four 7'1 x 7'0 (2.16m x 2.13m)

Bathroom 10'6 x 5'1 (3.20m x 1.55m)

Sales info

We are advised that the property is freehold.

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

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.

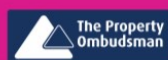
Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal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

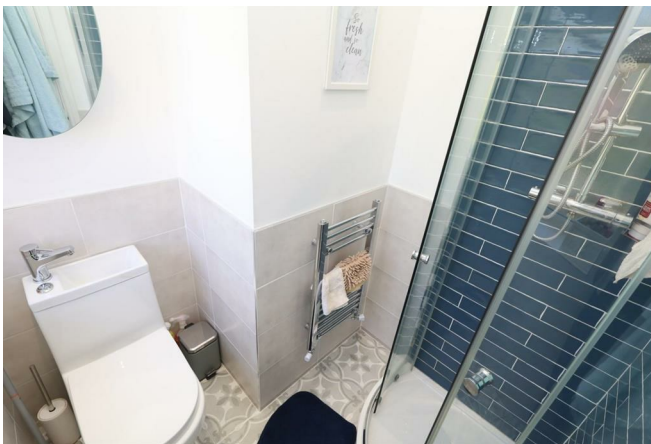


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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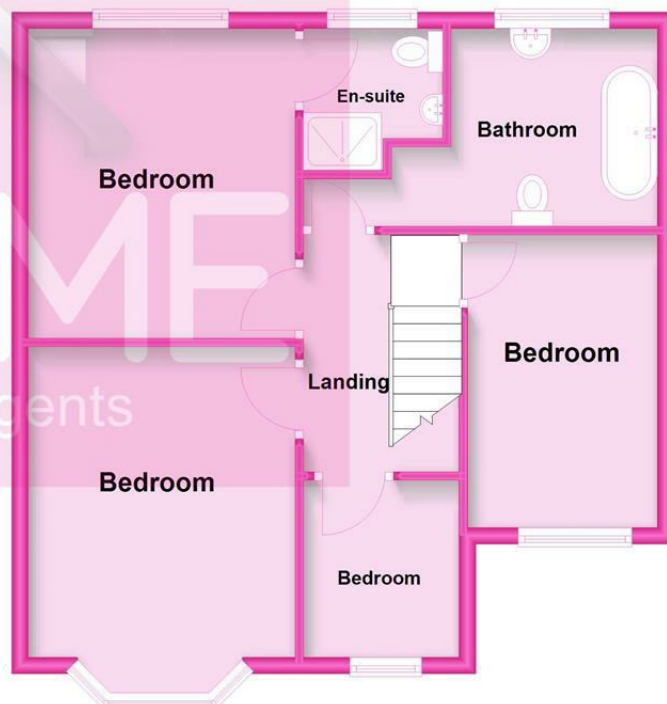
Ground Floor

Approx. 80.6 sq. metres (867.5 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.8 sq. feet)
(excluding Bedroom)



Total area: approx. 131.1 sq. metres (1411.3 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		
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