

Monton Office

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36 Beechfield Road Swinton Manchester M27 5RA

£250,000

STUNNING THROUGHOUT! NOT OVERLOOKED TO THE REAR! HOME ESTATE AGENTS are thrilled to offer for sale this well presented, extended three bedroom terrace property. Located in a popular Swinton position within a short walk to Monton, the Swinton Greenway and access to Swinton. The property comprises porch, hallway, lounge, extended stunning fitted kitchen/diner, shaped landing, three bedrooms and a modern fitted shower room suite. The property is gas central heated (boiler fitted approx. 3 years ago) and double glazed throughout. There is ample off road parking to the front in the form of a double driveway whilst to the rear there is a great size garden which has the added bonus of not being overlooked! A true first time buyers dream! Call HOME On 01617898383 to arrange your viewing!

- GREAT FIRST TIME BUY!
- Through lounge/diner
- Modern fitted shower room
- A short walk to Monton, Monton Green Primary School and transport links
- Much improved and extended three bedroom terrace property
- Modern fitted kitchen/diner
- Landscaped, not overlooked, garden to the rear
- Porch and hallway
- Three good size bedrooms
- Double driveway to the front



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Porch

Hallway 10'1 x 6'0 (3.07m x 1.83m)

Lounge 16'1 x 12'0 (4.90m x 3.66m)

Extended Kitchen/Diner 11'0 x 9'0
(3.35m x 2.74m)

Shaped landing

Bedroom One 15'0 x 7'0 (4.57m x 2.13m)

Bedroom Two 11'1 x 10'0 (3.38m x 3.05m)

Bedroom Three 8'0 x 7'0 (2.44m x 2.13m)

Shower room 6'0 x 5'1 (1.83m x 1.55m)

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 C.

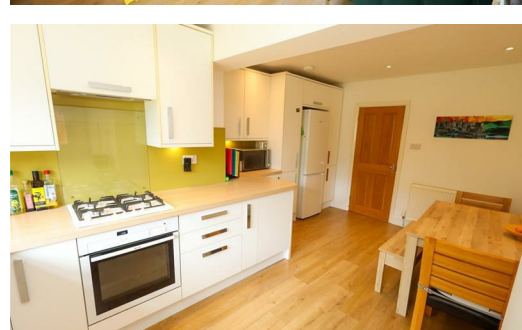
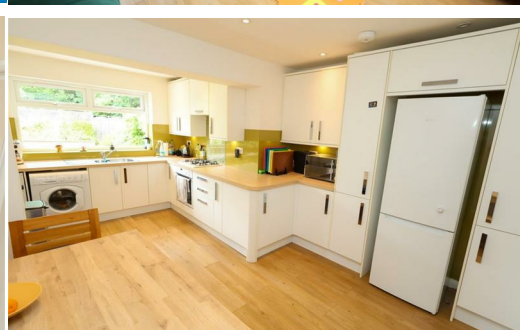
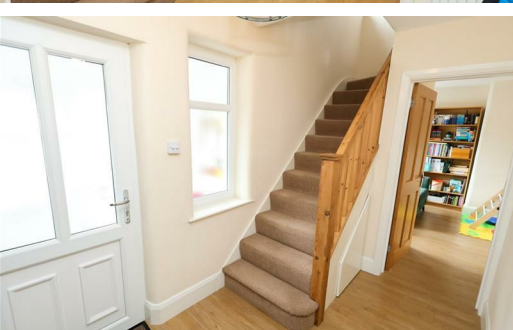
IMPORTANT INFORMATION -

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.

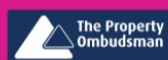
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration 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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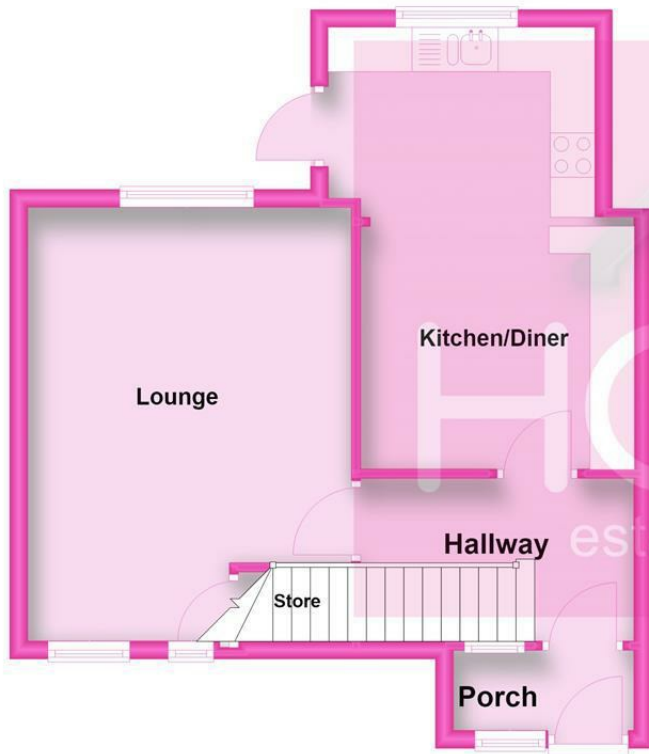
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Ground Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



Total area: approx. 76.2 sq. metres (820.0 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		
	75	81
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		
Not environmentally friendly - higher CO ₂ emissions		
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