HOME
estate agents

**Monton Office**
0161 789 8383
222 Monton Road, Monton
M30 9LJ
@homeinmonton



# 269 Talbot Road Stretford Manchester M32 0YW

## Offers over £380,000

SPACIOUS THREE BEDROOM SEMI DETACHED WITH LOFT ROOM ! HOME ESTATE AGENTS are thrilled to offer for sale this three double bedroom semi detached property located on a popular main road. To the ground floor the property comprises hallway, dining room open through to the lounge and a modern fitted kitchen . To the first floor there are three spacious bedrooms with a modern family bathroom, stairs leading to a large loft room with velux windows. The property offers double glazing and gas central heating. Externally there is a large recently finished driveway to the front whilst to the rear there is a lawn garden with paved patio area. Located with easy access to local schools and amenities with great transport links including the Metro-link and M60 motorway network. Call HOME On 01617898383 to view!

- PERFECT FAMILY HOME!
- Lounge open through to Dining room
- Modern fitted four piece bathroom suite
- Good local schools and amenities
- Three bedroom semi detached property
- Modern, fitted kitchen
- Ample off road parking
- Hallway
- Three bedrooms PLUS LOFT ROOM!
- Good size garden to the rear



The Property Ombudsman
ClientMoney Protect

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

**Hallway**

**Lounge 16 x 11'11 (4.88m x 3.63m)**

**Dining Room 14 x 11'11 (4.27m x 3.63m)**

**Kitchen 13'1 x 6'8 (3.99m x 2.03m)**

**Shaped landing**

**Bedroom One 12'10 x 12 (3.91m x 3.66m)**

**Bedroom Two 14'1 x 10'9 (4.29m x 3.28m)**

**Bedroom Three 10 x 8'1 (3.05m x 2.46m)**

**Bathroom 6'9 x 5'11 (2.06m x 1.80m)**

**Loft room 15'4 x 14'1 (4.67m x 4.29m)**

**Sales info**

We are advised that the property is leasehold. We are advised that the lease was granted for 998 years commencing March 1924. The vendor has advised that they haven't been approached, in their ownership, to pay a ground rent.
We are advised that the current council tax band is band C.
The current EPC rating is E.

**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.








LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com

The Property Ombudsman

ClientMoney Protect

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











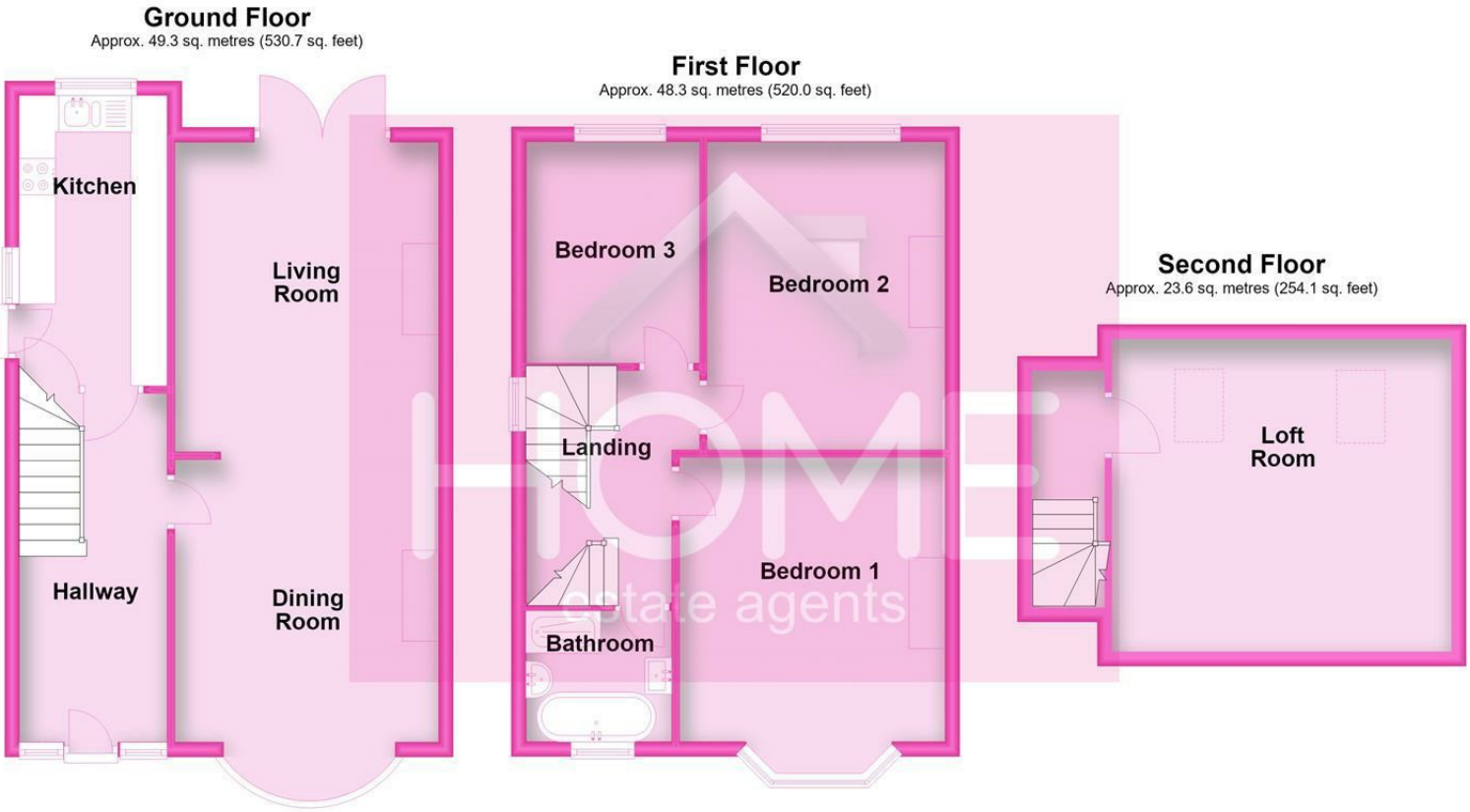
LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com

The Property Ombudsman

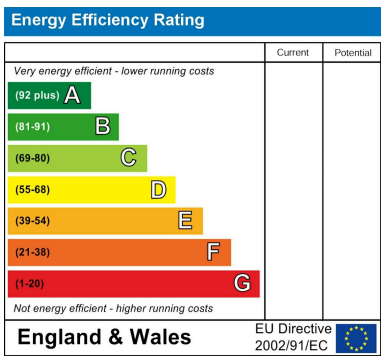
ClientMoney Protect

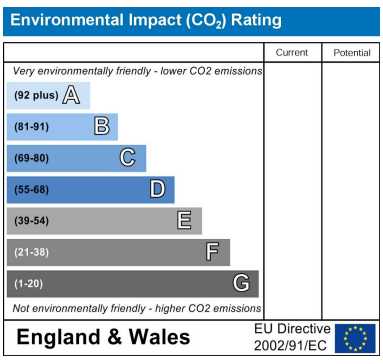
Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton – 9262084 Urmston – 04331861 Stretford - 08259553




Total area: approx. 121.2 sq. metres (1304.9 sq. feet)

All measurements and area quoted are approximate only and are for illustration purposes
Plan produced using PlanUp.




LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com

The Property Ombudsman

ClientMoney Protect

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