

**Monton Office**

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**1 Langley Drive Worsley Manchester M28 1JS**  
**£300,000**

NO VENDOR CHAIN! PLANNING PERMISSION PENDING! HOME ESTATE AGENTS are pleased to offer for sale this spacious and much loved three bedroom semi detached property located in a popular position! The property currently comprises entrance area, downstairs W/C, spacious lounge with open staircase and log burner, open plan kitchen/diner, shaped landing, three bedrooms and a fitted bathroom suite. The property is gas central heated and wooden double glazed throughout. Externally there is ample off road parking with gardens to the front, side and rear! There are plans currently submitted for planning permission to be granted for the addition of a single storey extension to the rear and also a double storey extension to the side. This would then create a four bedroom, two bathroom family home. These plans are subject to planning permission being granted however this process has been started and plans submitted to Salford Council planning department. Full proposed plans can be found in the property listing or on Salford Council planning portal Ref PA/2026/0668. Call HOME on 01617898383 to view.

- AVAILABLE WITH NO VENDOR CHAIN!
- Downstairs W/C
- Three bedrooms
- Planning permission pending for double and single storey extension!
- Three bedroom semi detached family home in a popular location!
- Lounge with log burner
- Fitted bathroom suite
- Entrance porch
- Open plan kitchen/diner
- Gardens to the front, side and rear. Off road parking



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**Lounge 16'8 x 13'6 (5.08m x 4.11m)**

**W/C 8'3 x 3'7 (2.51m x 1.09m)**

**Open plan kitchen/diner 22'1 x 8'4  
(6.73m x 2.54m)**

**Shaped landing**

**Bedroom One 12'0 x 10'7 (3.66m x 3.23m)**

**Bedroom Two 11'4 x 10'7 (3.45m x 3.23m)**

**Bedroom Three 8'1 x 7'7 (2.46m x 2.31m)**

**Bathroom 6'2 x 5'9 (1.88m x 1.75m)**

#### **Sales info**

We are advised that the property is Leasehold. We are advised that the lease was granted for 999 years commencing 13th October 1965. There is an annual ground rent of approx. £6.00.

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

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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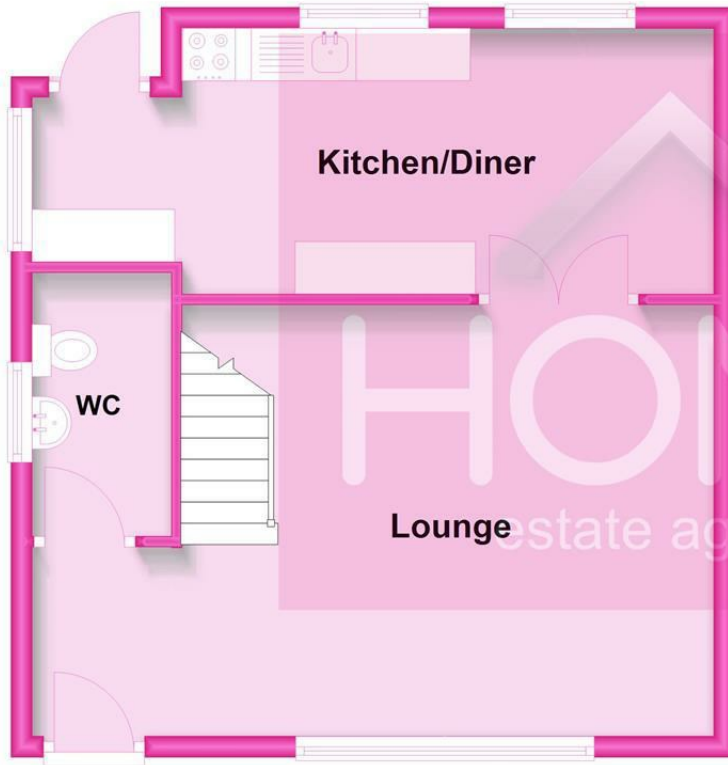
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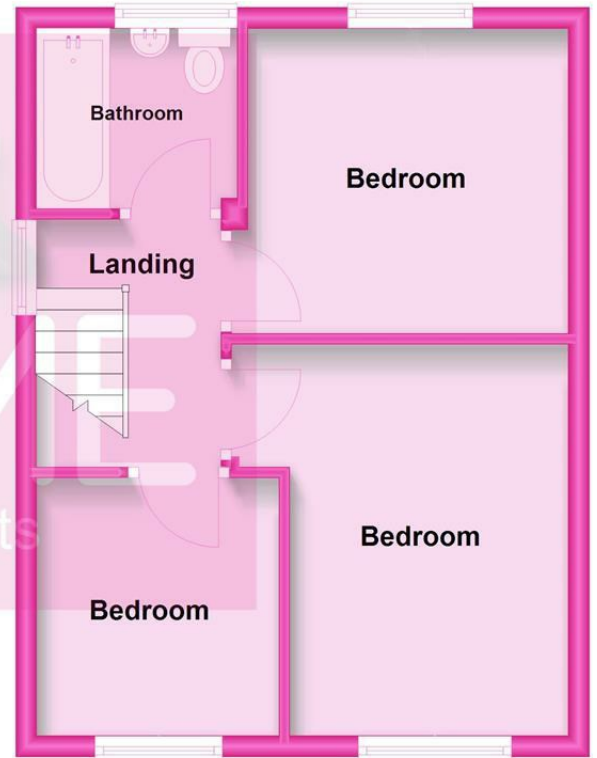
## Ground Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



## First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 77.2 sq. metres (831.4 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>			
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