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Montonmill Gardens, Monton M30 8BQ



PRICE: £ 115,000 Guide Price

- ◆ **Modern terrace**
- ◆ **Kitchen**
- ◆ **Bathroom**
- ◆ **No chain**
- ◆ **Two Bedrooms**
- ◆ **Lounge**
- ◆ **In need of modernisation**
- ◆ **Priced for a quick sale**

ATTENTION ALL CASH BUYERS/PEOPLE DOWN SIZING? FTB VACANT POSSESSION - ALL SERIOUS OFFERS CONSIDERED. Excellent Monton Location, pretty modern terrace property consisting, kitchen, lounge with UPVC French doors, good size rear garden, two double bedrooms and family bathroom. All of which needs work – hence the price!! Viewing strictly by appt through Urban Bases..... 0161 793 0004

ACCOMMODATION DETAILS:

LOUNGE:15'3 x 12'10 (4.65mx3.91m) Double glazed sliding patio doors to rear garden, wooden floor, feature fire place with marble effect back and hearth and wooden surround, radiator, TV aerial point, door leading to under stair storage.

KITCHEN:9'6 x 5'9 (2.90mx1.75m) Double glazed window to front elevation, range of wall and base units with contrasting work surfaces, stainless steel sink and drainer, integrated electric oven and gas hob, tiled splash back, wooden floor.

BEDROOM 1:12'9 x 8'4 (3.89mx2.53m) Double glazed window to rear elevation, coving to ceiling, radiator, wooden floor.

BEDROOM 2:12'11 x 9'7 (3.93mx2.91m) Two double glazed windows to front elevation, radiator, coving to ceiling, wooden floor, airing cupboard.

BATHROOM: Three piece white suite comprising: WC, washbasin and bath with shower over, tiled splash back, radiator.

MORTGAGE ADVICE

Our qualified, independent, mortgage adviser Christine Roberts, will be pleased to advise on the most suitable mortgage for the purchase of this or any other property you may eventually buy. This service includes arranging the mortgage with access to all lenders, assisting in the completion of application forms and advising on all aspects of house purchase. For a [free consultation](#) appointment, (even outside of normal office hours), telephone 01617930004/01942 366080. Your home may be repossessed if you do not keep up repayments on your mortgage. Click on www.suburbanfs.co.uk for more details.

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Whilst every care is taken to ensure that all measurements are accurate they must be considered approximations. Services and appliances have not been tested. Any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these details. These details do not constitute any part of an offer or contract and no responsibility is taken for any error, omission or misunderstanding.