



35 Greenside Court, Monton, Eccles, M30 9QH

£130,000

Briscombe Nutter and Staff are Delighted to Offer For Sale this First Floor Two Bedroom Apartment, situated within the heart of Monton Village close to all amenities and transport links. This spacious Apartment extends to: Entrance Hall, Lounge, Kitchen, Two Bedrooms and a Bathroom. Externally, the property is set within well maintained communal gardens complete with a single garage. Internal Viewing is Essential!!

**Briscombe,
Nutter &
Staff.**

ENTRANCE HALL

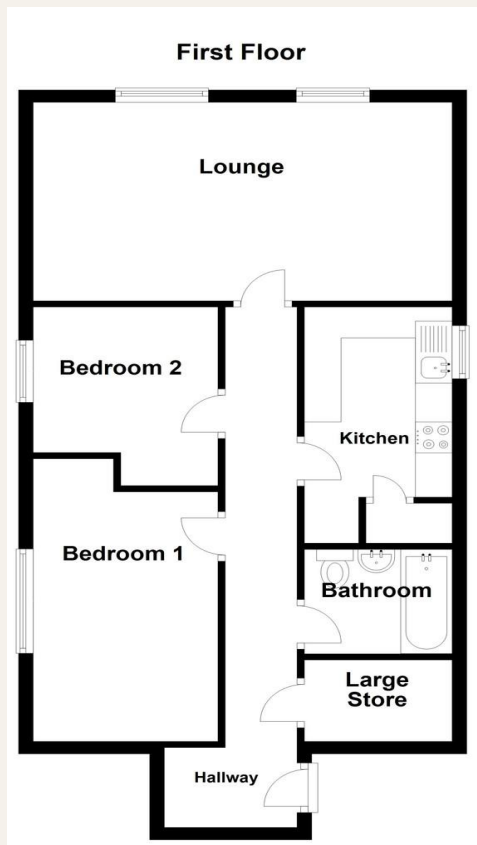
External door leads in from the communal landing. Large storage cupboard. Internal doors lead through to:

LOUNGE 10' 5" x 18' 8" (3.18m x 5.70m)

Two windows to the rear elevation. T.V point.

KITCHEN 10' 0" x 6' 6" (3.06m x 1.99m)

Window to the side elevation. Fitted with a range of wall and base units with space for a cooker, fridge, washing machine and tumble dryer.



BEDROOM ONE 15' 0" x 8' 7" (4.58m x 2.62m)

Window to the side elevation.

BEDROOM TWO 8' 6" x 9' 5" (2.6m x 2.89m)

Window to the side elevation.

BATHROOM

Fitted with a bath with a low level W.C, wash hand basin and a bath with a shower over. Contrasting wall and floor tiles.



WINDOWS:

UPVC Double Glazed.

PRIMARY HEATING:

Electric storage heating.

EXTERNALLY:

The property is set within well maintained communal grounds complete with a single garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		65	69
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			
		72	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Important No tice

These particulars have been prepared to comply with the Consumer Protection from Unfair Trading Regulations 2008, and whilst every care has been taken to ensure accuracy, it is stressed they must be used as a guide only and do not constitute any part of an offer or contract. Services and appliances have not been tested. No responsibility is taken for error, omission or misunderstanding. The floor plan is included as a service to our customers and is intended as a guide to layout only, Dimensions are approximate; do not scale.