



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		
	60	74
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rocky Lane, Manchester, M30 9LZ

£425,000

AN OUTSTANDING SEMI DETACHED FAMILY HOME - A STONES THROW AWAY FROM MONTON VILLAGE

Nestled in the sought-after area of Rocky Lane, Monton, Manchester, this remarkable semi-detached house presents an exceptional opportunity for families seeking a spacious and versatile home. Boasting an impressive array of original features, this property offers a delightful blend of character and modern potential, making it an ideal blank canvas for any growing family to personalise.

The residence comprises three generously sized double bedrooms, providing ample space for rest and relaxation. The two inviting living areas are perfect for family gatherings or quiet evenings in, while the expansive cellar offers fantastic potential for conversion into additional living space, should you desire.

Outside, the property is complemented by enviable gardens, ideal for children to play or for hosting summer barbecues. Off-road parking adds to the convenience of this home, ensuring that you have a secure place for your vehicles.

Location is key, and this property does not disappoint. Situated just a stone's throw from the vibrant Monton Village, you will find yourself conveniently close to Manchester and Swinton. The area is well-served by bus routes, local schools, and a variety of amenities, as well as easy access to major motorway links, making commuting a breeze.

Rocky Lane, Manchester, M30 9LZ

£425,000

 3  1  2  D

- Spacious Semi Detached Property
- Spread Across Three Floors
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Bathroom Suite
- Wraparound Gardens
- Council Tax Band D

Ground Floor

Entrance Hall

23'1 x 5'5 (7.04m x 1.65m)
Hardwood single glazed frosted front door, hardwood single glazed frosted window, central heating radiator, coving, tiled elevations, dado rail, solid wood flooring, doors leading to two reception rooms, kitchen area, door to stairs to lower ground floor and stairs to first floor.

Reception Room One

15'0 x 11'7 (4.57m x 3.53m)
Hardwood double glazed window, central heating radiator, coving, ceiling rose, picture rail, open coal fire with tiled hearth and surround, two feature wall lights, television point and open to reception room two.

Reception Room Two

12'10 x 10'10 (3.91m x 3.30m)
Hardwood double glazed window, central heating radiator, coving, picture rail, two feature wall lights and open coal fire with tiled hearth and surround.

Kitchen Area

18'2 x 12'3 (5.54m x 3.73m)
Two hardwood double glazed windows, Velux window, Belfast sink with mixer tap, integrated storage, extractor fan, tiled fireplace, Worcester boiler and hardwood door to rear.

Lower Ground Floor

Cellar Room One

13'1 x 5'6 (3.99m x 1.68m)
Central heating radiator, feature wall light, tiled flooring and doors leading to two cellar rooms.

Cellar Room Two

13'1 x 10'7 (3.99m x 3.23m)
Hardwood single glazed frosted window, plumbing for washing machine, space for dryer and tiled flooring.

Cellar Three

9'8 x 5'5 (2.95m x 1.65m)
Hardwood single glazed frosted window and tiled flooring.

First Floor

Landing

16'0 x 5'5 (4.88m x 1.65m)
Hardwood double glazed sash window, dado rail, doors leading to three bedrooms and bathroom.

Bedroom One

13'8 x 11'8 (4.17m x 3.56m)
Hardwood double glazed window, central heating radiator and open coal fireplace with tiled hearth.

Bedroom Two

13'8 x 10'11 (4.17m x 3.33m)
Hardwood double glazed window, central heating radiator and open coal fireplace.

Bedroom Three

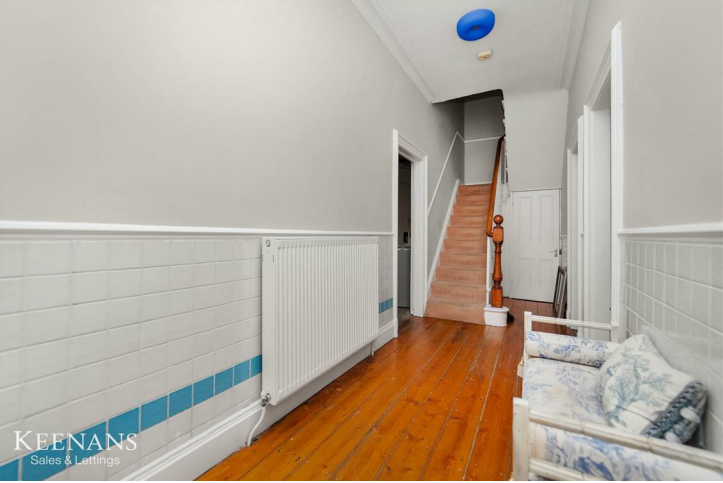
12'4 x 11'2 (3.76m x 3.40m)
Hardwood double glazed window, central heating radiator, open coal fireplace and integrated storage.

Bathroom

6'8 x 5'5 (2.03m x 1.65m)
Hardwood double glazed frosted sash window, central heating radiator, panel bath with mixer tap, overhead electric feed shower and rinse head, low basin WC, pedestal wash basin with traditional taps, tiled elevations, loft hatch, extractor fan and tiled effect lino flooring.

External

Wraparound laid to lawn garden with paving, mature shrubbery, bedding, stone chippings and driveway.



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