



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		
	34	72
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.

Nelson Avenue, Manchester, M30 9GB

Offers Over £350,000

AN OUTSTANDING BAY FRONTED TERRACED PROPERTY WITHIN MONTON VILLAGE

Nestled on Nelson Avenue in the charming village of Monton, Eccles, this exceptional bay fronted terraced house has been fully renovated to offer a blend of character and modern elegance. The property boasts stylish interiors and immaculate presentation, making it a delightful choice for those seeking a contemporary home with a touch of class.

As you step inside, you will be greeted by spacious rooms that are both inviting and functional. The house features two distinct living areas, with the second living space seamlessly flowing into a fantastic open plan kitchen. This layout is perfect for entertaining guests or enjoying family time, all while surrounded by stunning features and tasteful neutral decorations that enhance the overall aesthetic.

Located in the heart of the ever-popular Monton Village, this property is just a stone's throw away from a vibrant main street brimming with local coffee shops, bars, and restaurants. This prime location not only offers convenience but also a lively community atmosphere, making it an ideal setting for both relaxation and socialising.

This home is truly ready to move into, providing a luxurious finish that is sure to impress. With its perfect blend of modern living and traditional charm, this property is not to be missed. Whether you are a first-time buyer or looking to settle in a thriving area, this house on Nelson Avenue is a remarkable opportunity that awaits your discovery.

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience.

Nelson Avenue, Manchester, M30 9GB

Offers Over £350,000

 **2**  **1**  **1**  **F**

- Outstanding Mid Terrace Property
 - Stunning Fitted Dining Kitchen
 - On Street Parking
 - EPC Rating F
- Two Bedrooms and Office
 - Fully Renovated Throughout
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Low Maintenance Externals
 - Council Tax Band B

Ground Floor

Front
Stone chip forecourt.

Entrance Hall

12'9 x 3'1 (3.89m x 0.94m)

Hardwood single glazed frosted leaded stained glass front door, central heating radiator, coving, two feature wall lights, solid wood flooring, hardwood single glazed doors leading to reception room, kitchen/dining area and stairs to first floor.

Reception Room

14'9 x 11'6 (4.50m x 3.51m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, cast iron multifuel burner with granite hearth and exposed brick surround, integrated shelving, television point and solid wood flooring.

Kitchen/Dining Area

27'2 x 15'2 (8.28m x 4.62m)

Three UPVC double glazed windows, central heating radiator, range of panelled wall and base units with quartz work surfaces, tiled splashback, inset composite sink with high spout mixer tap, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated wine cooler, exposed brick fireplace with tiled hearth, integrated alcove storage and shelving, extractor fan, solid wood flooring and UPVC double glazed French doors to rear.

First Floor

Landing

16'11 x 4'9 (5.16m x 1.45m)

Loft access, storage cupboard, solid wood flooring, hardwood doors leading to two bedrooms, office and family bathroom.

Bedroom One

15'2 x 12'6 (4.62m x 3.81m)

Two UPVC double glazed windows, two central heating radiators, coving, wood panelled elevation, two feature wall lights, fitted wardrobes and solid wood flooring.

Bedroom Two

12'5 x 9'11 (3.78m x 3.02m)

UPVC double glazed window, central heating radiator, dado rail, fitted wardrobes and solid wood flooring.

Office

6'4 x 5'1 (1.93m x 1.55m)

UPVC double glazed window, upright central heating radiator and solid wood flooring.

Bathroom

9'11 x 9'6 (3.02m x 2.90m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, walk-in double direct feed rainfall shower, pedestal wash basin with mixer tap, freestanding rolltop bath and clawfoot bath with mixer tap and rinse head, tiled elevations, extractor fan, integrated linen cupboard and tiled flooring.

External

Rear

South-facing stone chip garden.



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