



34d Clifton Road Monton Manchester M30 9GG

Offers over £350,000

STUNNING THROUGHOUT! HOME ESTATE AGENTS are thrilled to offer for sale this immaculately presented and modern three storey townhouse property located just off Monton high street. Constructed approx. 4 years ago the property offers great modern accommodation perfect for low maintenance living! With accommodation over three floors, The property comprises hallway, lounge, downstairs W/C, storage cupboard, open plan modern kitchen/diner to the ground floor. First floor landing, two double bedrooms and family bathroom to the first floor whilst to the second floor there is the second floor landing along with the impressive master bedroom complete with dressing room and en-suite shower room. The property boasts gas central heating and double glazing. Externally there is off road parking to the front whilst to the rear there is a recently completed and upgraded garden with paved patio area and artificial grass lawn area. All this and more whilst being located close to the shops, bars and restaurants Monton has to offer! Call HOME on 01617898383 to arrange your viewing!

- STUNNING THROUGHOUT!!
- Three double bedrooms!
- Open plan kitchen/diner
- Close to Monton High Street!
- Modern build constructed in 2017
- Hallway
- En-Suite to master and dressing room
- Accommodation on three floors
- Lounge
- Recently completed rear garden



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Hallway

Door to front and stairs to the first floor.

Lounge 15'9 x 8'4 (4.57m'2.74m x 2.44m'1.22m)

UPVC double glazed window to front, television point, single panel radiator and ceiling spotlights.

W/C 5'8 x 3'7 (1.52m'2.44m x 0.91m'2.13m)

Low level W/C and wash hand basin. Wood effect flooring, ceiling spotlights and extractor fan.

Open plan kitchen/diner 14'7 x 9'5 (4.27m'2.13m x 2.74m'1.52m)

Fitted with modern wall and base units, roll edge worktops, sink unit, space for washing machine, gas hob and electric oven, integrated fridge freezer. Tiled to complement, single panel radiator, wall mounted boiler, uPVC double glazed window to rear and uPVC double glazed french doors to rear.

First floor landing

Stairs to the second floor, open balustrade, storage cupboard and uPVC double glazed window to front.

Bedroom Two 14'8 x 9'8 (4.27m'2.44m x 2.74m'2.44m)

Two UPVC double glazed windows to the rear, fitted with wardrobes for storage, fitted vanity unit and single panel radiator.

Bedroom Three 11'8 x 8'2 (3.35m'2.44m x 2.44m'0.61m)

UPVC double glazed window to front and single panel radiator.

Bathroom 8'3 x 7'5 (2.44m'0.91m x 2.13m'1.52m)

Fitted with a four piece bathroom suite comprising low level W/C, pedestal wash hand basin, panelled bath and shower cubicle. Tiled to complement, ladder style radiator and extractor fan.

Second floor landing

Access to the master bedroom.

Bedroom One 18'9 x 11'3 (5.49m'2.74m x 3.35m'0.91m)

UPVC double glazed window to front, single panel radiator, ceiling spotlights and loft access.

En-suite 7'4 x 5'1 (2.13m'1.22m x 1.52m'0.30m)

Fitted with a three piece shower room suite comprising low level W/C, pedestal wash hand basin and shower cubicle. Velux window, ceiling spotlights and ladder style radiator.

Dressing room 6'5 x 5'4 (1.83m'1.52m x 1.52m'1.22m)

Velux window and ceiling spotlights.

Tenure

IMPORTANT INFORMATION -

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 are approximate.

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. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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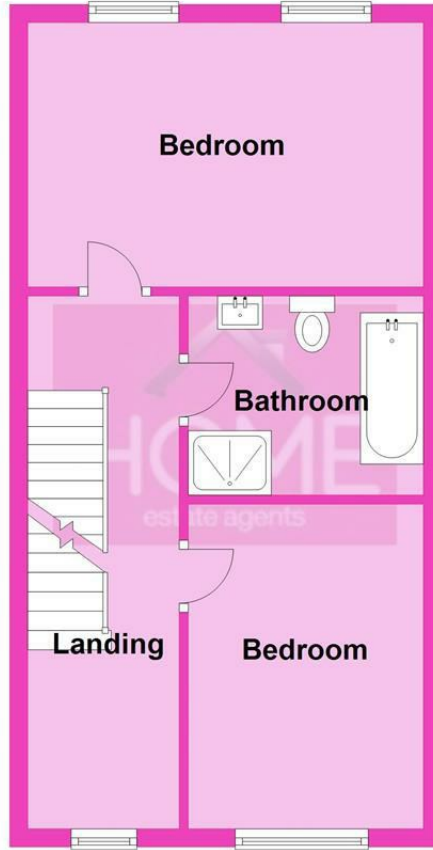
Ground Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Second Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



Total area: approx. 110.1 sq. metres (1185.3 sq. feet)

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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