



1 Park Road Monton Manchester M30 9JQ

£300,000

RECENTLY EXTENDED AND UPDATED THROUGHOUT! HOME ESTATE AGENTS are thrilled to offer for sale "Ellesmere Cottage", a recently extended and stunningly presented two double bedroom terrace property located within a short walk of Monton Green and Monton high street with its array of bars and restaurants. The double fronted property boasts hallway, bay-fronted lounge, dining room, recently extended country style kitchen complete with "Belfast" kitchen and exposed brick wall, recently added W/C, shaped landing, two double bedrooms and a four piece bathroom suite with roll top bath. Externally there is a well stocked front garden with mature shrubs and plants along with limestone path leading to the front entrance whilst to the rear the limestone path continues to a patio area and further yard area. Beautifully planned and executed this Victorian property is highly recommended for a viewing! Call HOME On 01617898383 to view!

- RECENTLY EXTENDED AND MODERNISED THROUGHOUT!
- Hallway
- Extended, recently fitted kitchen
- Beautiful four piece bathroom suite
- Stunning presentation!
- Bay-fronted lounge
- Downstairs W/C
- Double fronted Victorian property
- Dining room
- Two double bedrooms



Hallway

uPVC double glazed door to front, bamboo flooring and under stairs storage.

Bay-fronted lounge 15'3 x 12'2 (4.65m x 3.71m)

uPVC double glazed bay window front, bamboo flooring, television point, picture rail, ceiling coving, built in storage, open fire with feature fire surround and tiled hearth and feature radiator.

Dining room 13'2 x 12'5 (4.01m x 3.78m)

uPVC double glazed window to front, bamboo flooring, picture rail and double panel radiator.

Kitchen 18'8 x 9'0 (narrowing to 6'6) (5.69m x 2.74m (narrowing to 1.98m))

Newly fitted with country style wall and base units, sink unit, electric oven and gas hob, extractor fan, wall mounted "Worcester" gas central heating boiler, space for fridge freezer, space for washing machine and tiled to complement. Exposed brick feature wall, uPVC double glazed window to rear and uPVC double glazed French doors to the rear.

W/C 5'8 x 3'6 (1.73m x 1.07m)

Recently fitted with low level W/C, full size sink, heated towel rail and uPVC double glazed window to the rear.

Landing

Bamboo flooring, uPVC double glazed window to front and loft access.

Bedroom One 12'4 x 12'2 (3.76m x 3.71m)

uPVC double glazed window to front, bamboo flooring and built in storage.

Bedroom Two 12'5 x 6'1 (3.78m x 1.85m)

uPVC double glazed window to front, bamboo flooring and double panel radiator.

Bathroom 8'8 x 7'5 (2.64m x 2.26m)

Fitted with a four piece bathroom suite comprising from low level W/C, pedestal wash hand basin, freestanding roll top bath and separate shower cubicle. Feature radiator with heated towel rail and uPVC double glazed window to rear.

Tenure

We are advised that the property is Freehold.

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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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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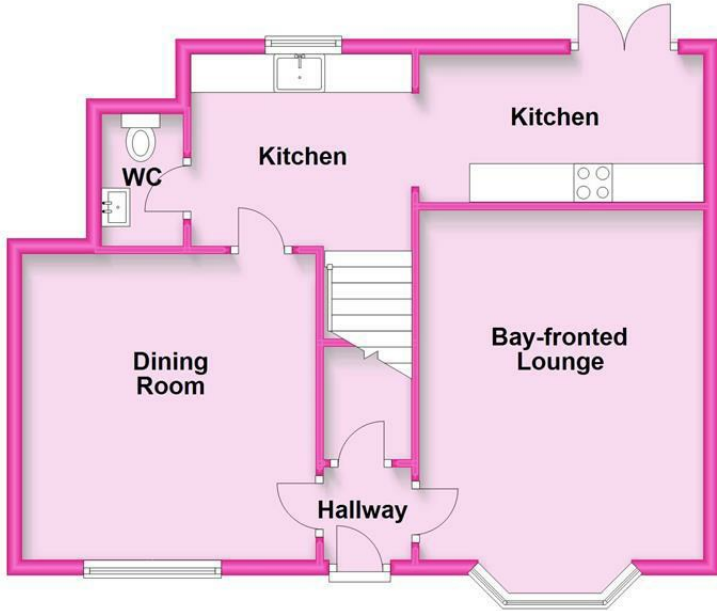
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Ground Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



Total area: approx. 93.1 sq. metres (1001.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
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