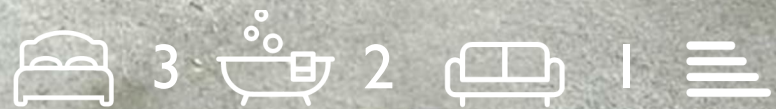




HUNTERS[®]

HERE TO GET *you* THERE



Montonfields Road, Eccles, Manchester

Offers In The Region Of £365,000



Situated in the highly desirable Monton area, this exceptional family home is just a short walk from the lively high street, teeming with bars and restaurants. The property has been expanded at the back to accommodate modern family needs.

The layout includes an entrance porch leading to a roomy lounge with an open staircase. The highlight is the bright and airy contemporary kitchen and dining room, featuring elegant bi-fold doors that open onto a beautifully lawned garden.

There is also a practical utility area and additional storage available in the half garage. Upstairs, the property offers three well-proportioned bedrooms, with the master bedroom featuring fitted storage and an ensuite shower room. Additionally, there is a family bathroom suite.

Externally, the home boasts driveway parking and an enclosed rear garden with a seating area and lawn. For more details or to schedule a viewing, please contact our office.

KEY FEATURES

- OPEN PLAN KITCHEN/ DINING AREA
 - EN-SUITE
 - GARAGE
- PRIVATE REAR GARDEN
- CLOSE TO AMENITIES
- SOUGHT AFTER LOCATION
 - OFF ROAD PARKING
 - UTILITY ROOM





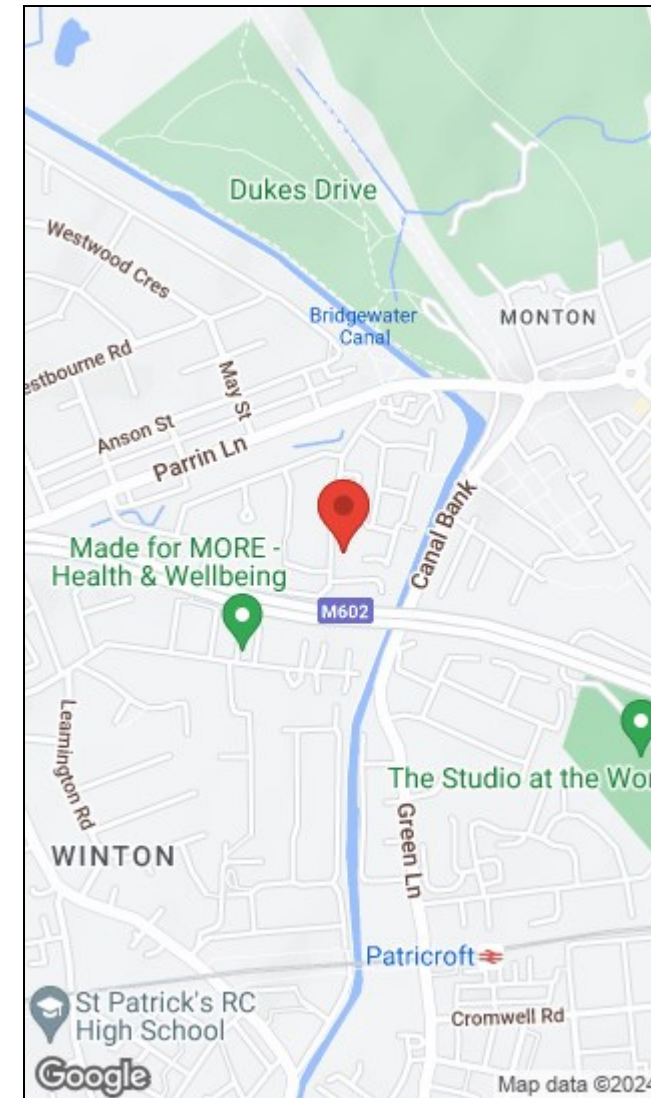
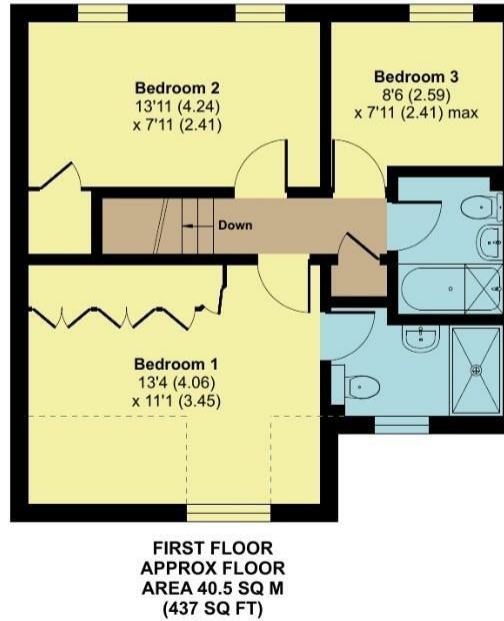
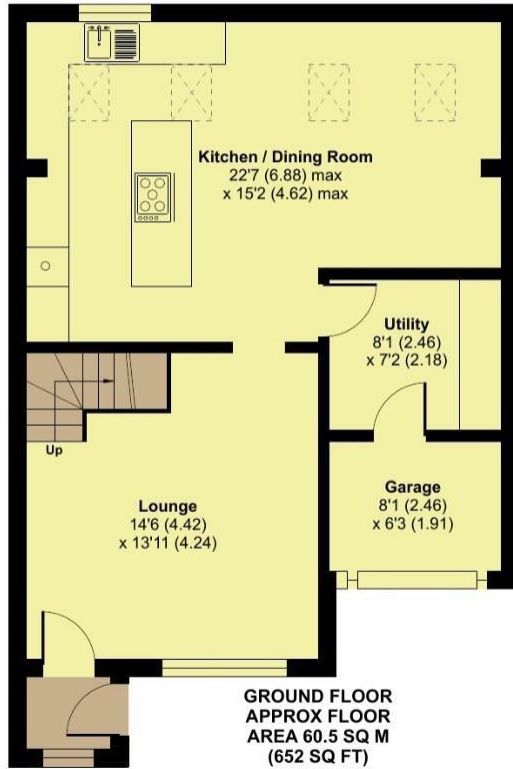


Montonfields Road, Eccles, Manchester, M30



Approximate Area = 1039 sq ft / 96.5 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Garage = 50 sq ft / 4.6 sq m
 Total = 1130 sq ft / 105 sq m
 For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1111572

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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