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HERE TO GET *you* THERE

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# Monton Road, Eccles, Manchester

£675,000

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This exceptional semi-detached period home, spanning an impressive 400 sqm, has been meticulously finished to a high standard and is located in the heart of the highly desirable Monton Village. Known for its vibrant selection of shops, bars, and restaurants, the area offers the perfect blend of urban convenience and suburban charm.

Set across four spacious floors, the property includes a fully self-contained apartment, providing a fantastic additional income opportunity. The apartment features a generous bedroom, a comfortable lounge, a fully-equipped kitchen, and a modern shower room.

The main home boasts a stunning bay-fronted lounge and an expansive 38-foot open-plan kitchen/dining area—ideal for modern living and entertaining. The ground floor is completed by a handy downstairs W/C. Upstairs, five large double bedrooms await, alongside a sleek family bathroom and a separate shower room spread across the top two floors. There is also loft space offering potential for further development.

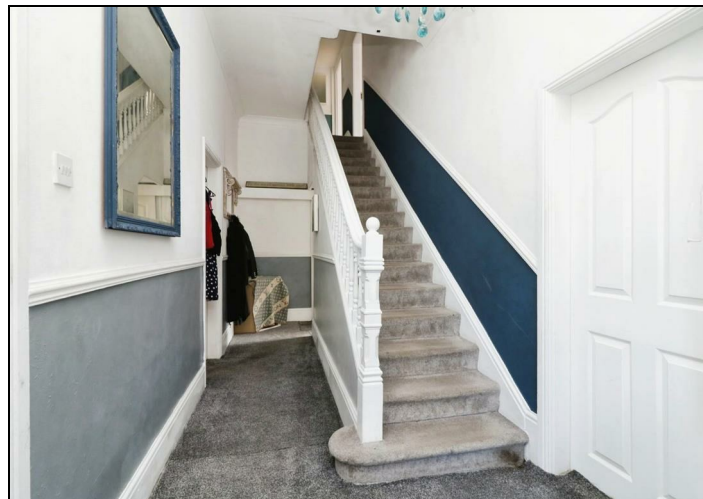
A key feature of the property is the large office space, making it ideal for those who work from home or require a dedicated professional environment.

Outside, the home is equally impressive, with a recently refurbished detached garage fitted with bi-fold doors, ample off-road parking for several vehicles, and a spacious garden currently being landscaped to a high standard.

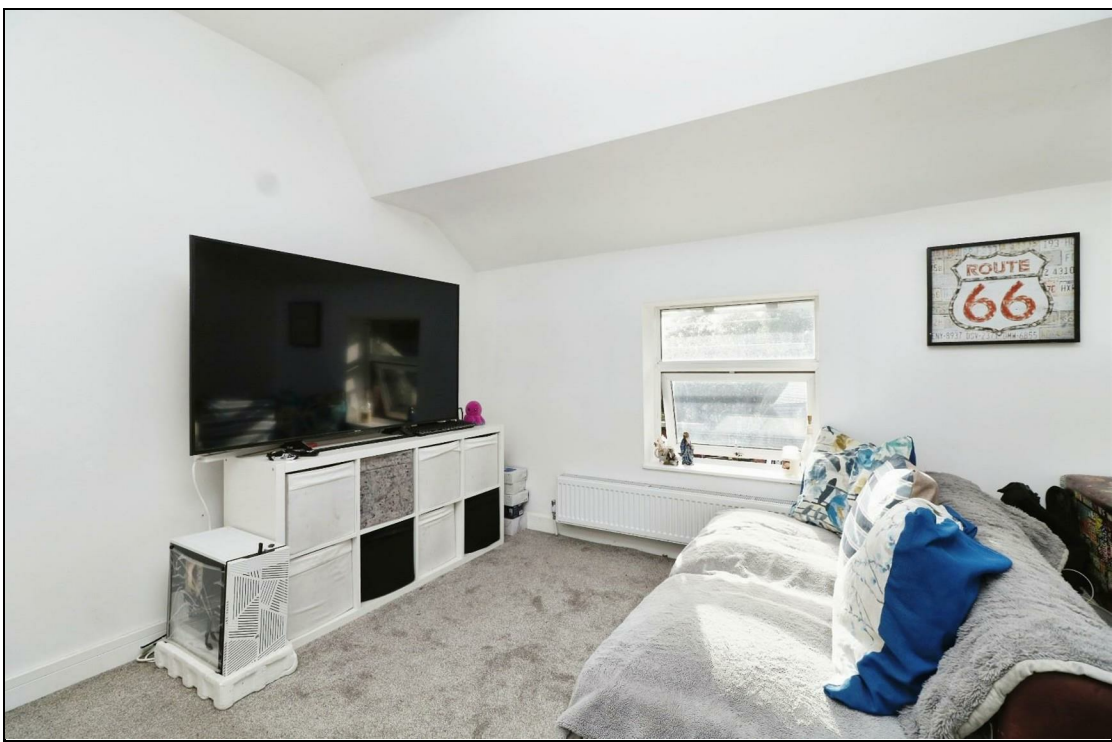
Whether you're looking for a multi-generational family home or a smart investment opportunity, this property offers both flexibility and potential. Situated near top-rated schools, excellent transport links, and just moments from Monton High Street, it provides the best of village living with the added benefit of additional income from the independent apartment.

## KEY FEATURES

- HIGHLY SOUGHT AFTER LOCATION
  - FIVE DOUBLE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SELF CONTAINED APARTMENT
  - SET OVER FOUR FLOORS
  - PERIOD PROPRTY
  - MONTON LOCATION
  - MOVE IN READY



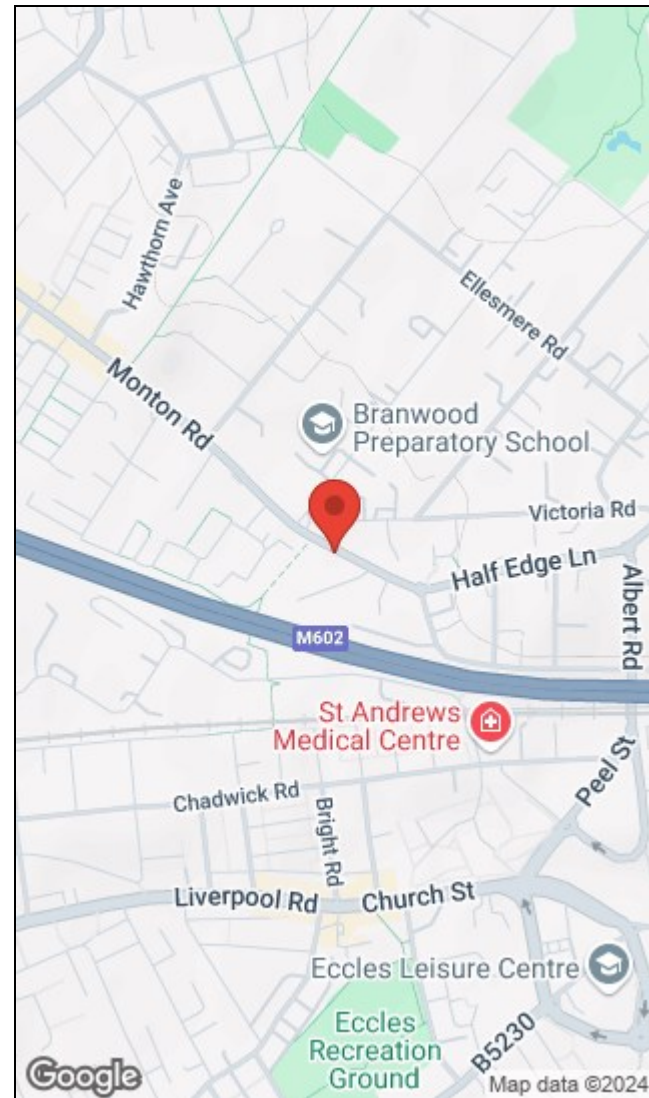






Total floor area 280.7 m<sup>2</sup> (3,022 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>72</b>	<b>78</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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