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# Orchard Mount, Monton, Manchester

## Offers In The Region Of £315,000



Tucked away in a secluded spot on Orchard Mount, this stunning three-bedroom END-terrace home is just a stone's throw from the vibrant heart of Monton Village. Spanning three floors, this exceptional family home offers a perfect blend of space, style, and modern living.

Step through the front door into a bright and welcoming entrance hallway, where you'll find a convenient guest cloakroom/WC. The spacious open-plan living area flows seamlessly into a contemporary fitted kitchen and dining space, with access to the private, enclosed rear garden.

On the first floor, there are two generously sized double bedrooms, including a master suite complete with an en-suite shower room. The main family bathroom is also located on this level. Heading up to the second floor, you'll discover a beautifully light and airy third bedroom, enhanced by Velux windows that fill the space with natural light.

Outside, the property boasts a well-maintained enclosed rear garden, featuring a paved patio area and low-maintenance artificial lawn. With no properties overlooking the rear, the garden offers a sense of privacy and tranquillity. Additionally, there is a dedicated parking space at the front of the house.

This is a fantastic opportunity to secure a beautifully presented home in a sought-after location—viewing is highly recommended!



## KEY FEATURES

- END OF TERRACE
- PRIVATE LOCATION
- OFF ROAD PARKING
- SET OVER THREE FLOORS
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- EN-SUITE
- CLOSE TO MONTON VILLAGE



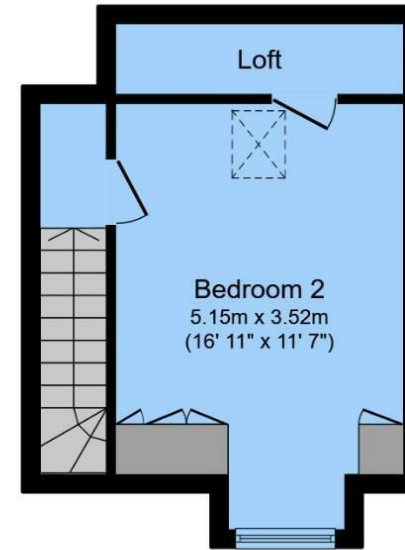
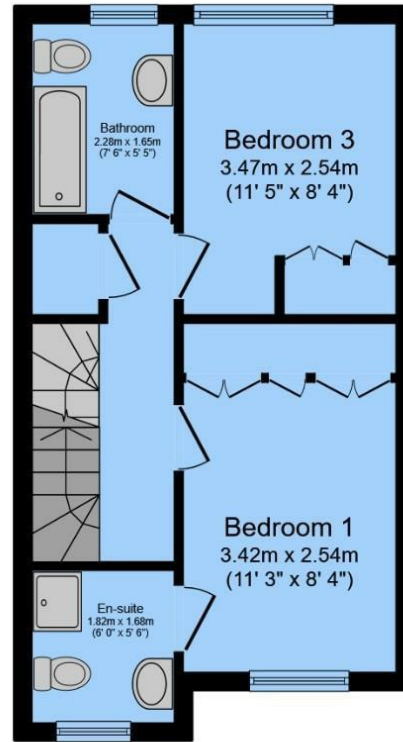
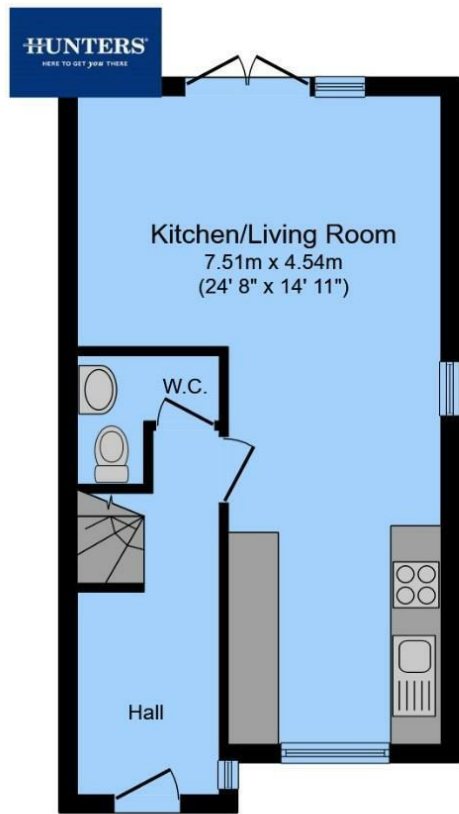






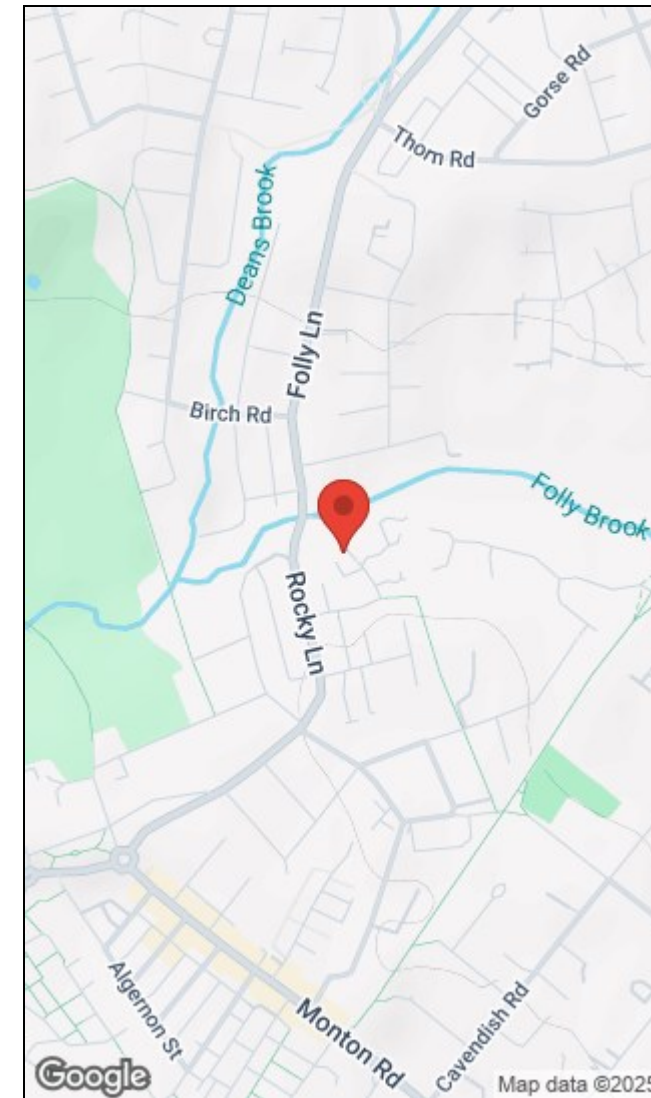






Total floor area 92.5 m<sup>2</sup> (996 sq.ft.) approx

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

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