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Orchard Mount, Monton, Manchester

Offers In The Region Of £315,000



Tucked away in a peaceful and secluded position on Orchard Mount, this beautifully presented three-bedroom end-terrace home is perfectly located just a short stroll from the vibrant heart of Monton Village and within close proximity to the highly regarded Monton Green Primary School—making it ideal for families.

Arranged over three spacious floors, this exceptional home combines contemporary design with practical living. Upon entering, you're welcomed into a bright entrance hallway with access to a stylish guest cloakroom/WC. The ground floor features a stunning open-plan living area that flows effortlessly into a modern, fully fitted kitchen and dining space—ideal for entertaining. French doors open onto a private, enclosed rear garden, perfect for relaxing or alfresco dining.

The first floor offers two generously sized double bedrooms, including a master bedroom complete with a sleek en-suite shower room, as well as a beautifully finished main family bathroom. On the second floor, a spacious third bedroom enjoys an abundance of natural light thanks to dual Velux roof windows, creating a bright and tranquil retreat.

Externally, the home benefits from a well-maintained rear garden, laid with low-maintenance artificial lawn and a paved patio. The garden is not overlooked, providing a sense of privacy and seclusion. To the front, there is a dedicated off-road parking space.

This exceptional property offers the perfect balance of modern living in a desirable, family-friendly location, with Monton's independent cafés, bars, shops, and scenic canal walks just moments away. With excellent transport links into Manchester and Salford Quays, and being within walking distance of highly regarded local schools, this is a rare opportunity not to be missed.



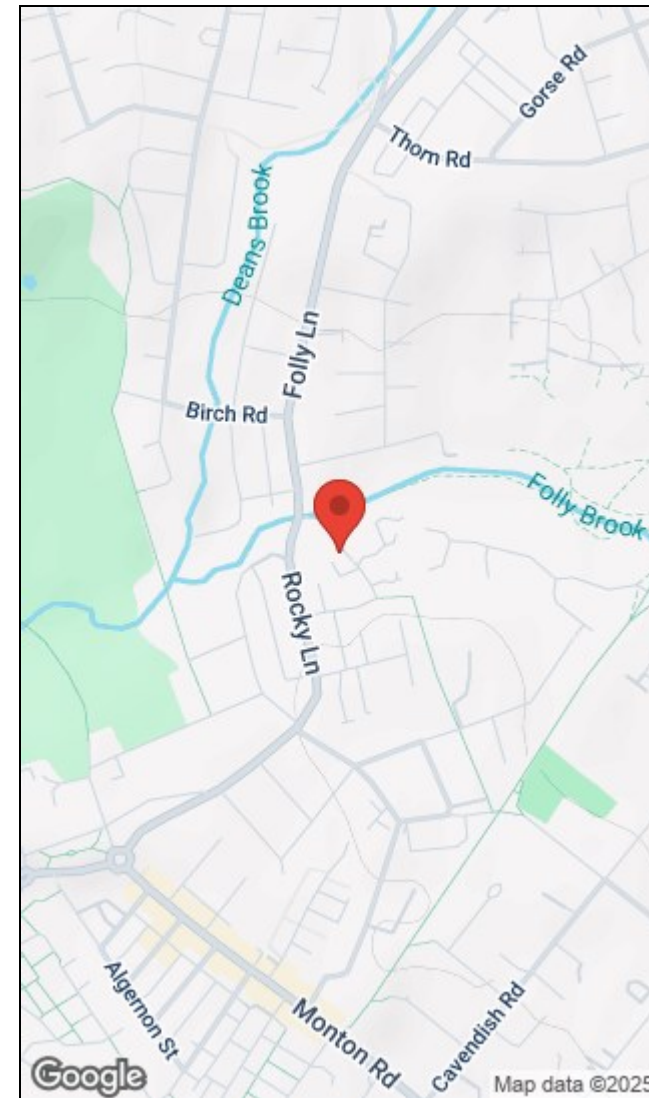
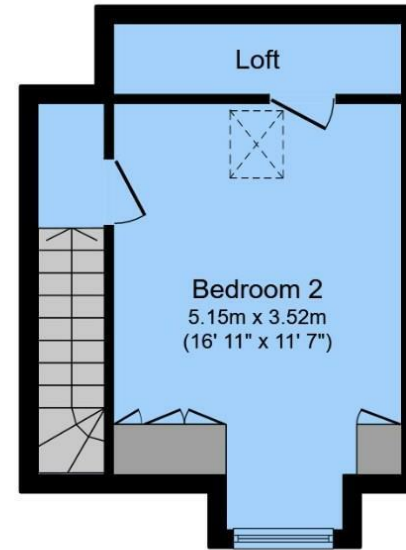
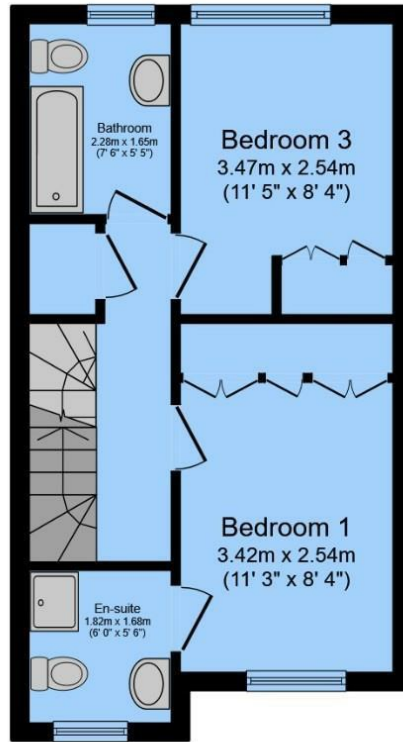
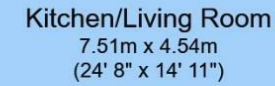
KEY FEATURES

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









Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		



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