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Lower Monton Road, Eccles

£220,000



This charming and unique double bay-fronted end-terrace home offers character, space, and modern convenience. Located in a highly desirable area, the property features spacious living areas and a well-thought-out layout, making it perfect for families or professionals.

The ground floor comprises a welcoming hallway, a bright lounge with stunning bay windows, a generous dining room, and kitchen that flows seamlessly into a utility room for added practicality.

Upstairs, there are three well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or a home office. A stylish bathroom and a separate toilet add convenience and comfort.

Outside, the property benefits from private side gardens, ideal for outdoor entertaining or relaxing, along with secure off-road parking.

Situated within easy reach of local shops and excellent motorway links, the property is ideally located for those seeking convenience. It is also just a short walk from Monton Village, known for its vibrant selection of shops, bars, and restaurants, creating a lively and welcoming community atmosphere.

This is a truly distinctive home that combines charm, space, and an unbeatable location. Viewing is highly recommended to appreciate everything it has to offer.

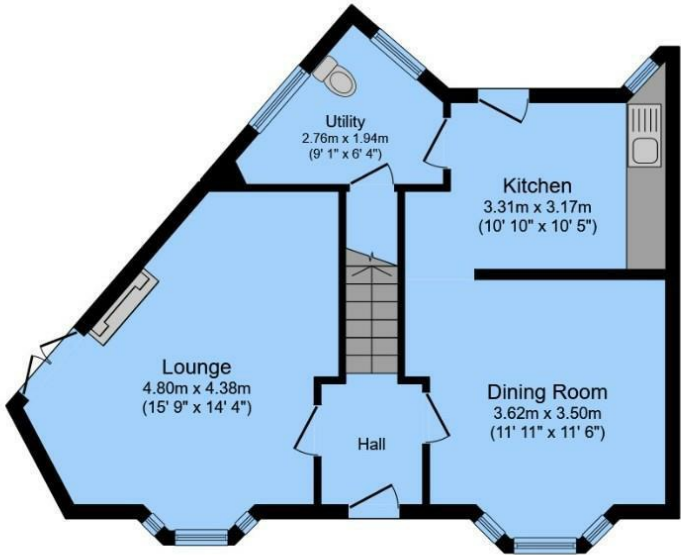
KEY FEATURES

- UNIQUE PROPERTY
- DOUBLE BAY FRONTED
 - SIDE GARDENS
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- POTENTIAL TO PUT OWN STAMP
 - FREEHOLD









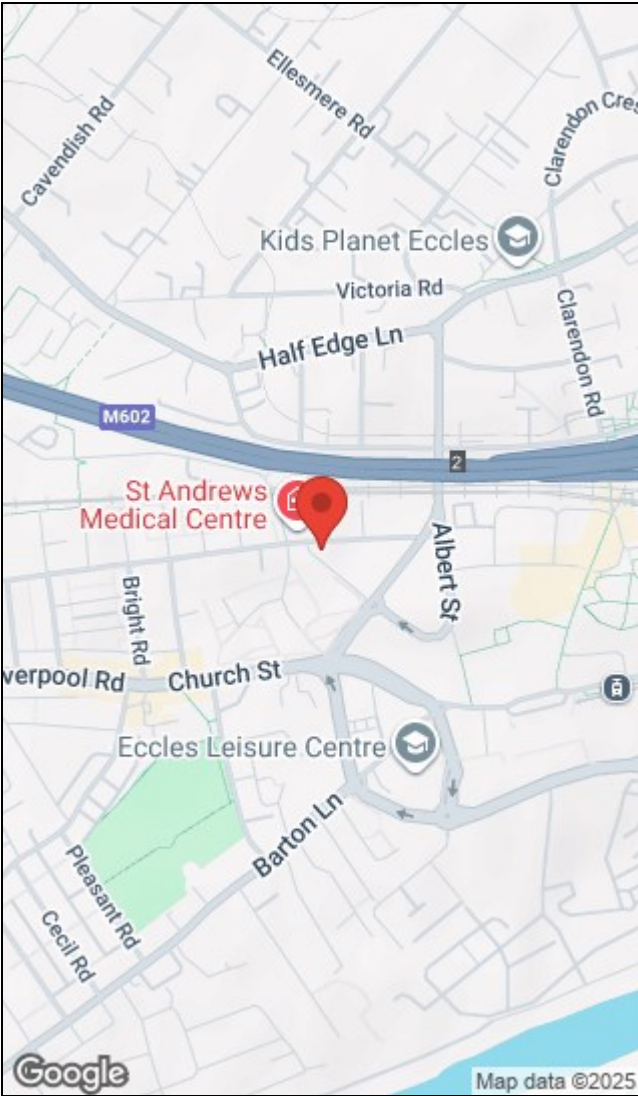
Ground Floor



First Floor

Total floor area 97.7 m² (1,051 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 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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