



Monton Avenue, Eccles

Manchester



In Excess of £425,000



# Monton Avenue

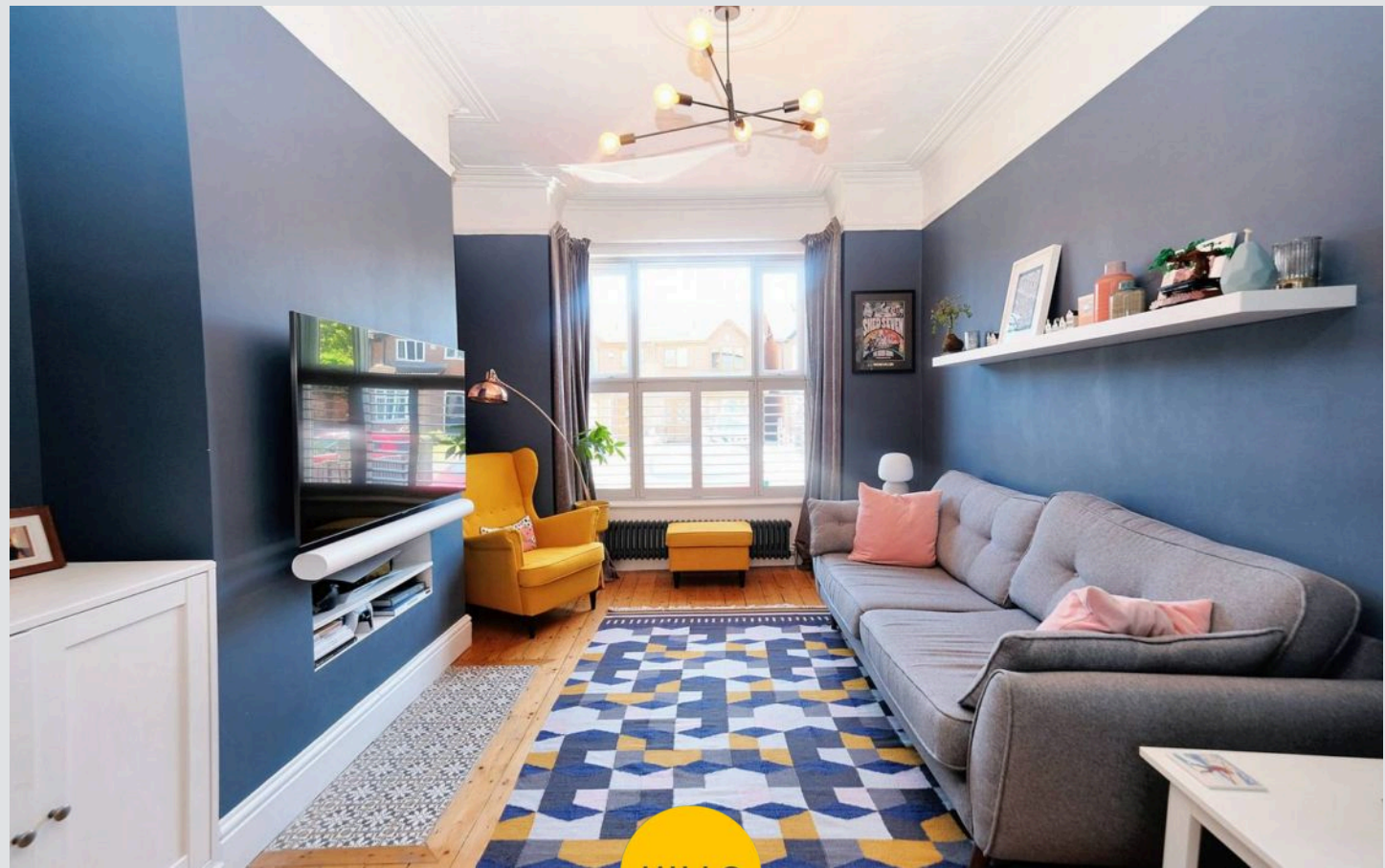
Eccles, Manchester

Take a look at this beautiful four bedroom terraced property! Located in the desirable Monton Village, the property features a contemporary fitted kitchen and four generously sized bedrooms!

Council Tax band: B

Tenure: Freehold

- Beautifully presented terraced property situated over four floors!
- Contemporary fitted kitchen and integral appliances
- Situated in a cul-de-sac location close to the popular Monton Town Centre
- Four spacious bedrooms
- Fully tanked cellar used as an additional reception room and entertaining space
- W.C. and utility in the cellar
- Open plan lounge and dining room
- Perfect family home!
- Four piece bathroom suite and en-suite
- Low maintenance rear garden, driveway and EV charger to the front



HILLS



**Entrance Hallway**

14' 4" x 3' 5" (4.37m x 1.04m)

Entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and Amtico luxury vinyl tile flooring.

**Lounge**

14' 8" x 11' 1" (4.48m x 3.38m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with floorboards.

**Dining Room**

15' 7" x 11' 10" (4.76m x 3.60m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with floorboards.

**Kitchen**

16' 10" x 9' 4" (5.13m x 2.84m)

Featuring complementary wall and base units with breakfast bar. Integral dishwasher, oven, hob and extractor. Space for a fridge freezer. Complete with ceiling spotlights, ceiling light point, double glazed window, patio doors and wall mounted radiator. Fitted with Amtico luxury vinyl tile flooring.

**Cellar**

Chamber One - 4.07m x 4.24m Chamber Two - 4.83m x 3.24m Complete with ceiling spotlights, wall mounted radiator and Amtico luxury vinyl tile flooring.

**Utility / W.C.**

6' 5" x 8' 8" (1.95m x 2.64m)

Featuring a two piece suite including a hand wash basin and W.C. Space for a washer and dryer. Complete with ceiling spotlights, towel heater and Amtico luxury vinyl tile flooring.



HILLS





**Bedroom One**

12' 2" x 13' 8" (3.72m x 4.16m)

Complete with a ceiling light point, two double glazed windows and two wall mounted radiators. Fitted with carpet flooring.

**Bedroom Two**

10' 4" x 13' 11" (3.15m x 4.24m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**En suite**

5' 8" x 6' 2" (1.73m x 1.89m)

Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and towel heater. Fitted with laminate flooring.

**Bedroom Three**

8' 11" x 10' 5" (2.72m x 3.17m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bedroom Four**

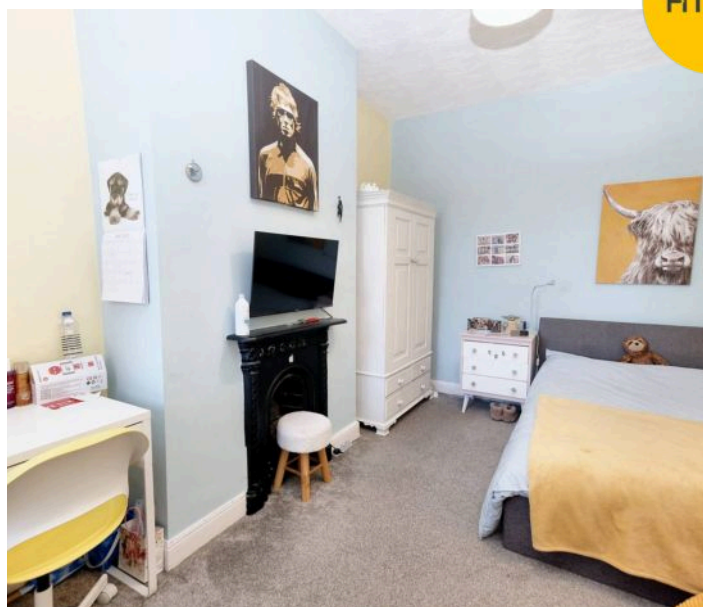
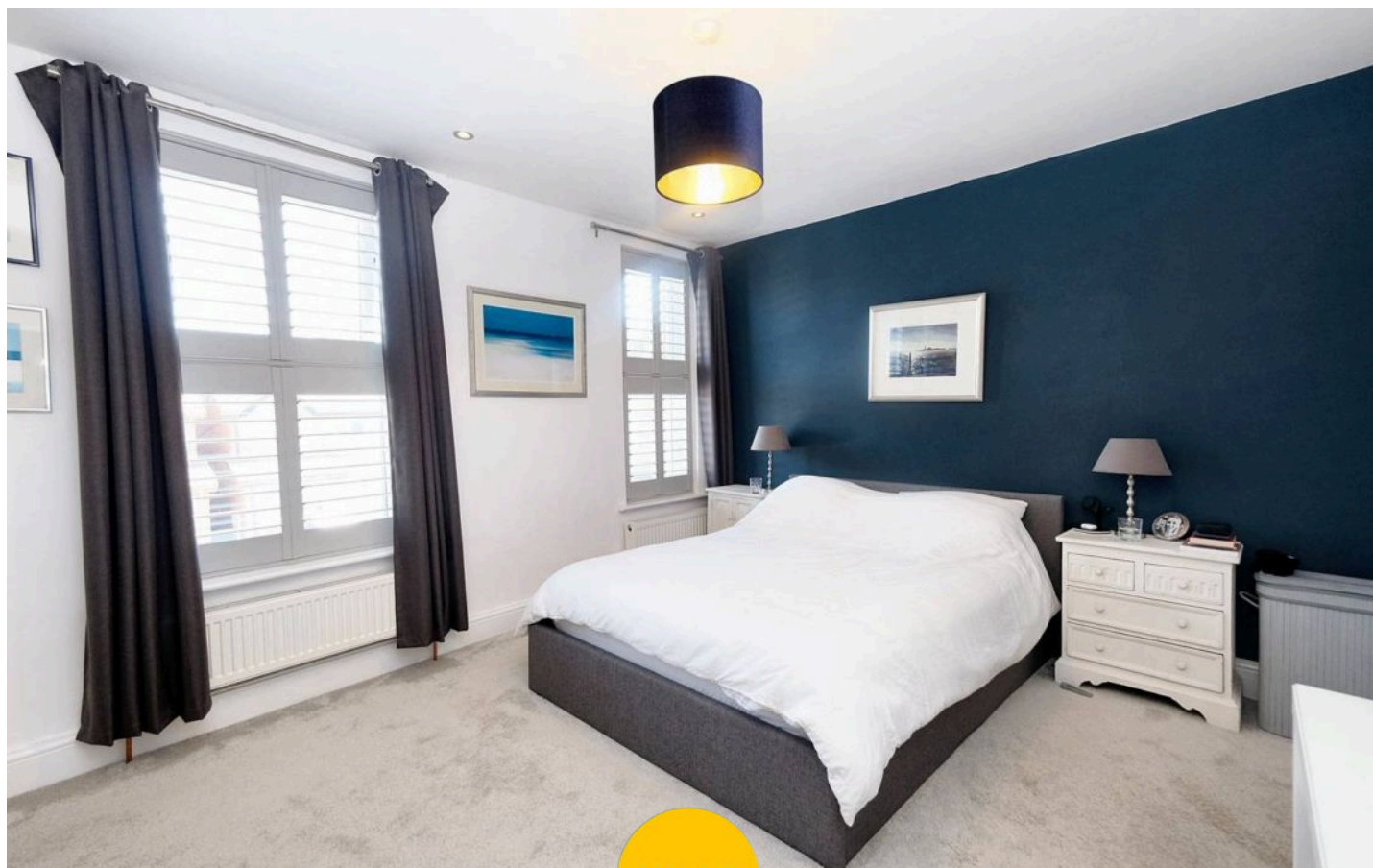
11' 8" x 13' 2" (3.55m x 4.02m)

Complete with ceiling spotlights, two Velux windows and wall mounted radiator. Fitted with carpet flooring.

**Bathroom**

7' 2" x 7' 8" (2.18m x 2.34m)

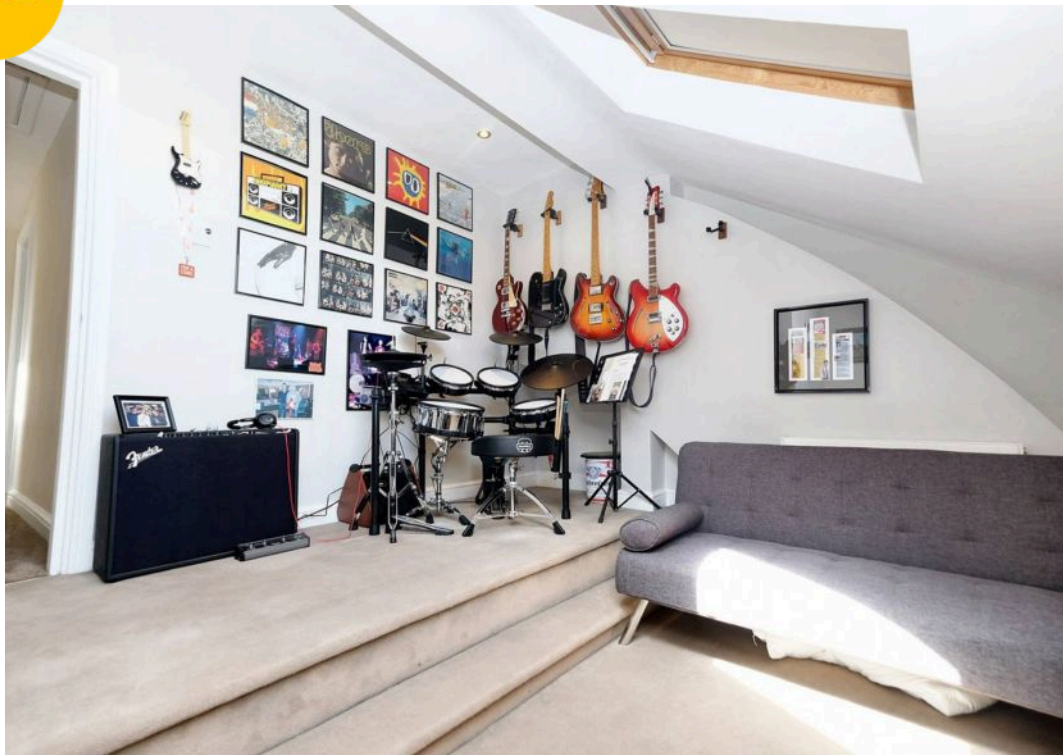
Featuring a four piece suite including a freestanding bath, shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and towel heater. Fitted with Amtico luxury vinyl tile flooring.







HILLS









## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.