



106 Rocky Lane Monton Manchester M30 9LY

£575,000

NO EXPENSE SPARED RENOVATION! HOME ESTATE AGENTS are thrilled to offer for sale this turn key, fully renovated Victorian semi detached property which oozes charm, period features and high quality fittings from the first step onwards. This impressive and handsome property has been fully refurbished throughout including and not limiting, newly installed windows, a full gable rebuild for added energy efficiency, full rewire, replastered throughout, exposure of all original flooring with added insulation for energy efficiency, the additional en-suite, utility room and downstairs W/C and all finished off with a high level of attention to detail rarely seen in a standard renovation property. The spacious accommodation offers tiled storm porch, impressive hallway, bay-fronted lounge, rear dining room opening to the newly installed and high quality kitchen with Quartz worktops and matching splashback, utility room with W/C, shaped landing, three double bedrooms, en-suite shower room and further family bathroom suite. The property boasts ample off road parking to the front whilst to the rear there is a thoughtfully designed, triple tier area garden comprising raised composite deck area, paved patio/BBQ area which then leads down to the lawn garden area. Within walking distance of the bustling Monton Road with its array of shops, bars and amenities along with being in striking distance of Monton Green Primary school. Look no further, your dream property awaits! Call HOME On 01617898383 to view!

- NO EXPENSE SPARED RENOVATION!
- Storm porch and welcoming hallway
- Utility room and downstairs W/C
- Multi level garden including raised decked area, paved patio and lower level lawn garden
- Renovated and finished to a high standard throughout highlighting period charm
- Bay-fronted Lounge
- En-suite shower room to master bedroom and family bathroom suite
- Three DOUBLE bedrooms
- Stunning, high quality kitchen with appliances opening to the rear dining room
- Ample off road parking to the front

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Storm porch

Hallway

Bay-fronted lounge 15'3 x 12'9 (4.65m x 3.89m)

Kitchen 14'7 x 11'3 (4.45m x 3.43m)

Dining room 10'8 x 10'0 (3.25m x 3.05m)

Utility room 9'9 x 6'3 (2.97m x 1.91m)

Downstairs W/C

Cellar

Chamber One - 29'5 x 16'5

Chamber Two - 10'6 x 9'3

Shaped landing

Bedroom One 17'1 x 15'0 (5.21m x 4.57m)

En-suite shower room

Bedroom Two 12'8 x 11'4 (3.86m x 3.45m)

Bedroom Three 13'1 x 10'3 (3.99m x 3.12m)

Bathroom

Sales info

We are advised that the property is Freehold.

We are advised that the current council tax band is band D.

The current EPC rating is TBC.

IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.

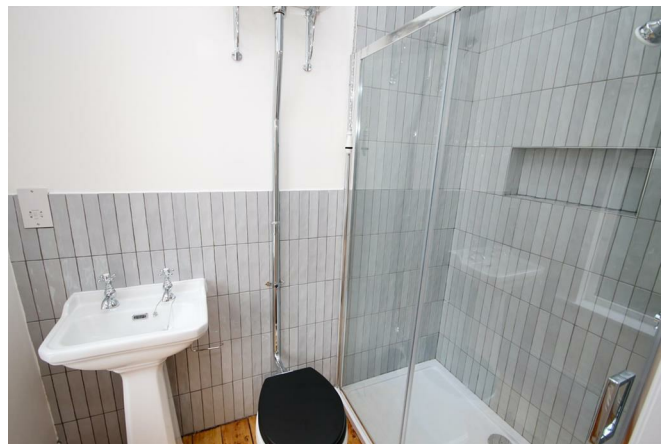


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Basement
Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor
Approx. 65.7 sq. metres (707.5 sq. feet)



First Floor
Approx. 61.1 sq. metres (658.0 sq. feet)



Total area: approx. 126.9 sq. metres (1365.5 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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