

192 Monton Road, Monton, Manchester, M30 9PY

Tel: 0161 707 7584

Email: monton.sales@ascendproperties.com,

monton.lettings@ascendproperties.com

www.ascendproperties.com

Ascend

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The Manse, Cambridge Grove, Monton

Offers In The Region Of £1,000,000

Take a look at this breathtakingly unique home, sat proudly on a substantial plot on a beautiful leafy grove in Eccles.

Built around 1860, with just one owner since 1985, this stunning building has been utilised as a home and a nursery since then and is now on the market to give a family a rare opportunity to acquire the most exceptional and impressive home.

Spanning four floors and offering approximately 4800 square feet of accommodation, this freehold property is the perfect blank canvas with heaps of versatility and flexibility to use the rooms however you see fit to create your ideal home. This building is also, surprisingly, unlisted, making the changes you may desire to make much simpler to bring to life!

This home boasts six bedrooms, two of which have been knocked through to create an enormous master suite, a huge basement area, five reception rooms and four plumbed rooms which could be easily transformed into exquisite family bathrooms and ensembles. The options with this truly majestic home are endless.

Step through the beautifully- grand entrance to explore what the ground floor has to offer. First up is the most impressively sized room which would make the most phenomenal lounge, along with three further reception rooms, a kitchen and a bathroom. The kitchen has the potential to be moved to the adjacent reception room to create a larger, more inviting and grand kitchen/dining area with an island and plenty of cupboard space. There is a conservatory just off this room which would make the most perfect breakfast area overlooking the beautiful gardens beyond. The current kitchen could then be converted into a much-needed utility room and/or a larder.



1 Cambridge Grove, Eccles, Manchester, Lancashire, M30 9AP

Head down the stairs to a full-sized head-height high quality basement conversion, kitted out with a bathroom, emergency lighting, fire system, plenty of natural light and its own separate entrance, making a fantastic base for a plethora of different uses, whether it be a self-contained apartment, large office suite, or even extra space for the family to make use of - maybe a games room or a cinema room for entertaining family and friends! The current owners have invested heavily in this area of the property to ensure it is built to last.

Up on the first floor, you are greeted by the most magnificent room which would make an enviable master suite, previously two rooms, there are two large windows providing dual aspect allowing an abundance of natural light to flood into the space. This floor also comprises a family sized bathroom that could be kept as such, or converted into an impressive master ensuite, along with space for a walk in wardrobe, and two further large bedrooms, both of which have the tools in place to easily add ensuite shower rooms. The world really is your oyster with this property. Take the stairs up to the second and final floor in this property, where you will discover a further two bedrooms, one of which is currently being used as an office, and the other has an ensuite WC which wouldn't take much to convert to a full shower room. There is also a little kitchenette just off the landing meaning you wouldn't have to venture all the way downstairs for your morning brew!

The outside space this property offers is truly something to write home about. The mature gardens surround the property at every angle, meaning that there will never be a time during the day when a part of the garden is not soaked in sunshine. The gardens boast extensive, ornate shrubbery as well as professionally maintained cherry trees that blossom beautifully come the springtime. The current owner has also installed a two-metre wall to provide privacy from the adjoining property. With a large brick-built double garage with space for two cars, along with a further adjoining 20ft long garage and a large driveway, there will never be a family member or a friend stuck for a parking space! The current owner has also installed outside lighting which makes the property look striking come the night-time, as well as a CCTV system. With a slate roof, the original chimney, and walls of stunning Yorkshire stone, this building sits gloriously within its spectacular surroundings.

With no chain involved, this is a unique opportunity to obtain a stunning home in a desirable location. This property is just a short walk into Monton Village, home to an abundance of bars, restaurants and shops, including the essentials such as a post office, a bank and a pharmacy! Transport links are very close by, too, with Eccles Train Station being just a two minute walk away, and the bus station and tram station are around a five minute walk away. The motorway network is also around a minutes' drive away, for those needing to commute into the City Centre, MediaCityUK or travel further afield.

This property is certainly not one to miss! If you have any questions or want to book a viewing, please contact our Monton branch!

Important Notice
These particulars are not intended to nor do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these particulars for any purpose. We have not tested any of the installations, appliances or systems at the property; including heating systems and appliances, gas fires, and the electrical and gas installations, accordingly we cannot warrant that these or other installations or systems at the property are in working order, properly maintained, safe to use or fit for purpose. We have not checked whether the property is connected to utility services, including mains gas, water, electricity, telephone, cable services, drainage, sewerage and so forth, nor whether such utility services are adequate or available at the property, accordingly the purchaser should take appropriate advice and satisfy themselves of these matters. Carpets, floor coverings, curtains, blinds, domestic or other equipment, satellite receiving equipment and movable items that may be in or on the property when inspected by the purchaser or their agents, are not included in the sale unless set down in the contract for sale.

Additional Information
Tenure: Freehold
Length of Lease Remaining: N/A
Annual Ground Rent: N/A
Ground Rent Review Period: N/A
Annual Service Charge: N/A
Service Charge Review Period: N/A
Council Tax Band: B
EPC Rating: TBC
Ownership Amount: 100%



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes and should be used as such by any prospective purchaser. Produced by [VisionVirtualTours.co.uk](#)

