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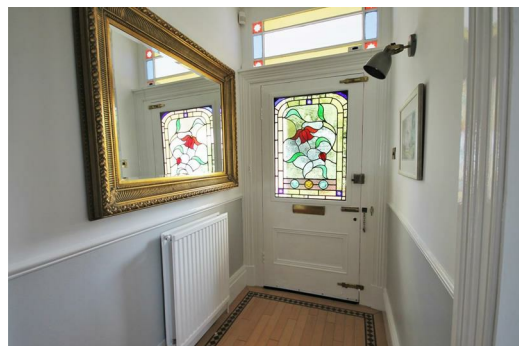
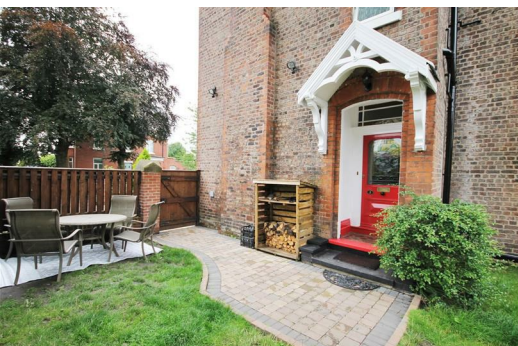
Egerton Road, Monton

Offers In The Region Of £695,000

Take a look at this spectacular five-bedroom semi-detached property with stunning period features throughout, located in the heart of the desirable Monton area. The gorgeous family home offers ample accommodation spanning over four floors, an extensive driveway for multiple vehicles and a converted basement, to name just a few! Beautifully presented in its current condition, you could easily set up home really quickly.

Head through the original Victorian front door, complete with exquisite restored stained glass, into the bright and airy hallway which boasts charming cornices and architraves. To your left, you will find the beautiful bay-fronted dining area which is open into a cosy living area, complete with a wood-burning stove – a perfect space for entertaining! Head to your right into the gorgeous, modern kitchen with integrated appliances, a homely fireplace and French doors which lead out onto a balcony and into the great-sized, picturesque rear garden which wraps around the property.

Venture up to the first floor, and you will find three wonderfully sized bedrooms, the master being complete with a stunning bay window and ensuite shower room, as well as an immaculate three-piece family bathroom. All of the bedrooms benefit from large windows to allow heaps of natural light to flood through the property. Head up another staircase to find two further great sized double bedrooms. Any of these bedrooms could be used for any purpose you wish, be that a home office, a playroom, a cinema room or maybe even a walk-in wardrobe. Two out of five of these bedrooms also feature lovely fireplaces.



2 Egerton Road, Monton, Manchester, Lancashire, M30 9LR

This property also benefits from a converted basement. The basement level of the property can be accessed via staircase from the entrance hall, or via a separate entrance in the rear garden. This floor houses three good sized rooms, one of which is currently being utilised as a games room and another is being used as a lounge. There's also a W.C., a room which would make a perfect utility and a large storage cupboard. There's potential here to install a kitchen, bath/shower and have a self-contained apartment. The choice is yours!

The location is also spot on here! Located a 5-minute walk to Monton High Street you have a range of local amenities on your doorstep whether it's a pharmacy, bank, Shops or Post Office, or if you fancy a night out there are a range of bars, delis and restaurants to choose from. Monton Green Primary School and a children's playground are also close at hand for those with young families, and there are a number of green spaces locally to explore with The Bridgewater Canal, Worsley loopline or Three Sisters Nature Reserve, all ideal backdrops for those weekend strolls. If it's further afield you want then the motorway network is close at hand, and Manchester City Centre, MediaCityUK and Intu Trafford Centre are all within a 10-15-minute drive.

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: E
 EPC Rating: E
 Ownership Amount: 100%

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.



TOTAL FLOOR AREA : 2171 sq.ft. (201.7 sq.m) Approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70

Energy Efficiency Rating: E (Score: 40)
 Environmental Impact (CO₂) Rating: E (Score: 58)