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Ascend

Built on higher standards



Stafford Road, Ellesmere Park, Manchester

£650,000

Take a look at this stunning bay-fronted detached property located on Stafford Road, one of the most prestigious roads in the sought-after Ellesmere Park area. This freehold property comes with no onward chain and boasts four good sized bedrooms, two large reception rooms, a separate garage and an extensive driveway to accommodate multiple vehicles, to name just a few! With beautifully maintained, mature gardens to the front of the property, this home really does ooze kerb appeal. This property has also had new windows, external doors, radiators and a new combi boiler, all within the last three years.

Step into the bright and spacious hallway to discover all that this property has to offer. To the ground floor, you will find a kitchen, a downstairs W.C, a handy storage cupboard and two great-sized reception rooms, one currently being utilised as a lounge and the other as a dining room. These reception rooms are separated by sliding doors, giving you the option to open them up to create a more open plan living space if you wish. The wonderfully sized living room features an exquisite, curved bay window, allowing an abundance of natural light to flood through the entire space. The dining room is also a great size and features not only a large window but also a door to provide access to the rear garden.

The kitchen space has been well-designed to include heaps of storage space with both wall and base units. There is a door in the kitchen for access to the side of the property, along with a window offering unobstructed views of the picturesque rear garden, as well as keeping the space light and bright. There is also potential to open up the kitchen into the dining room if you wanted to create a larger kitchen area spanning the whole width of the property – this would make a fantastic entertaining space!



47 Stafford Road, Ellesmere Park, Manchester, Lancashire, M30 9ED

The southwest facing rear garden is a great size and offers a wealth of immaculately kept greenery, including a sizeable, lush lawn area. There is further scope to landscape the garden and completely make it your own if you desired. There is also a separate garage that can be accessed via both the rear garden as well as the front of the property. This space is ideal for additional storage and also has the potential to be converted into extra living space.

Head up the stairs to the first floor of the property where you will find a modern three-piece family bathroom, as well as four spacious bedrooms which could be used for any purpose you please, be that a bedroom, a home office, a playroom or maybe even a walk-in wardrobe. There is also a slightly smaller room off one of the bedrooms which is currently being utilised as a study but would be an ideal space to convert into an ensuite. All of the bedrooms have large windows making them naturally bright and airy; one of the bedrooms even boasts two windows providing dual aspect views. There are also plenty of useful storage cupboards throughout the upstairs of the property.

You really are in the best spot too! Proudly situated on Stafford Road, you're in an enviable spot and surrounded by an abundance of tree-lined roads. Three Sisters Nature Reserve is a stone's throw away for you to enjoy on those weekend strolls, and Monton Village is a short walk away too providing access to a range of local amenities such as bars, shops and restaurants - a real hub of activity! Not to mention the all-important Post Office, Pharmacy and Bank! Salford Royal is just a 5-minute drive away from the property too. Eccles Metrolink and Train Stations are also within walking distance making any commute a breeze and the motorway network is less than a 5-minute drive for those travelling further afield. Manchester City Centre, MediaCityUK and Intu Trafford Centre are all within a 10-to-20-minute drive so everything is easily accessible.

To book in a viewing, please contact our Monton branch. This isn't a property to miss!

Additional Information

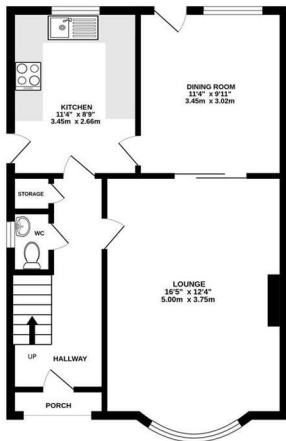
- Tenure: Freehold
- Length of Lease Remaining: N/A
- Annual Ground Rent: N/A
- Ground Rent Review Period: N/A
- Annual Service Charge: N/A
- Service Charge Review Period: N/A
- Council Tax Band: E
- EPC Rating: TBC
- Ownership Amount: 100%

Important Notice

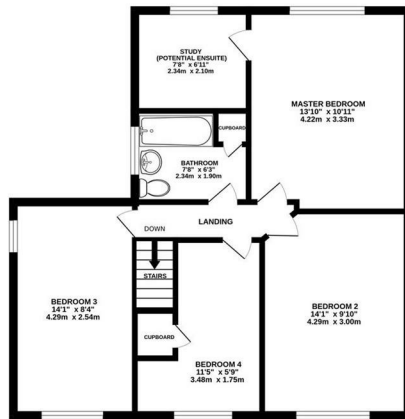
These particulars are not intended to nor do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these particulars for 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.



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.4 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	
Current	Potential	Current	Potential
82	82	B	B
70	70	C	C
62	62	D	D
54	54	E	E
46	46	F	F
38	38	G	G