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Ascend

Built on higher standards



Weymouth Road, Eccles, Manchester

Offers Over £240,000

BRAND NEW ROOF INSTALLED - MAY 2024! Situated in a popular part of Eccles is this well presented three bedroom semi-detached home. With three reception rooms, a well-appointed rear garden, off road parking and EVC point, there's a lot to love about this property, so contact Ascend Estate Agents and book your appointment to view!

Step inside and to the ground floor you will find a naturally bright lounge which conveniently opens onto the dining room allowing for a great entertaining space and an L-shaped kitchen which overlooks the garden to the rear, as well as providing external access to the front of the house and driveway, making unloading the food shop a breeze! There is also a conservatory just off the dining room which provides access to the rear garden beyond.

Continue upstairs and you'll discover two double bedrooms; both of which benefit from fitted wardrobes and storage units, a further single room and a modern three piece bathroom suite comprising bath with shower over, hand basin and WC.

Externally there is a driveway to the front of the property which also benefits from an Electrical Vehicle Charging Point, and a good-size garden to the rear with two raised decking areas, one just off the conservatory, and one at the rear of the garden with ample lawn space in between!



61 Weymouth Road, Eccles, Manchester, M30 8NN

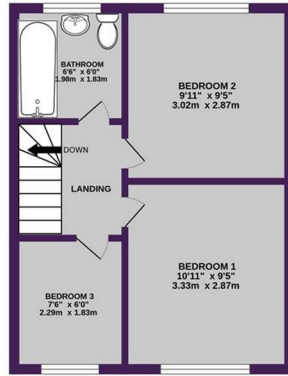
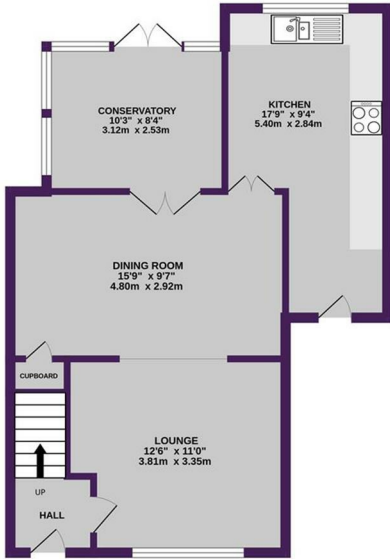
The location is also spot on! Situated less than a five-minute drive from Monton Village you have access to all those much-needed amenities such as shops, pharmacy, Post Office and bank, as well as a variety of restaurants, cafes and bars for you to explore! You are also within a ten-minute drive to Intu Trafford Centre and within easy reach of the motorway network. For those who enjoy the outdoors, Winton Park is on the doorstep, as well as the Roe Green loop line, and the Bridgewater Canal.

For more information, and your appointment to view, please contact our Monton office!



GROUND FLOOR
551 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.4 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.
Made with Mergo 6/2023



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G