

# Ascend

Built on higher standards



## 106 Monton Road Manchester M30 9HG

- Semi-detached property
- Located in the desirable Monton Village
- Fully converted basement with separate entrance
- Immaculately presented
- Accommodation spanning four floors
- Six bedrooms
- Five reception rooms
- Beautiful period features throughout
- Huge driveway for multiple vehicles
- Good-sized rear garden with double garage

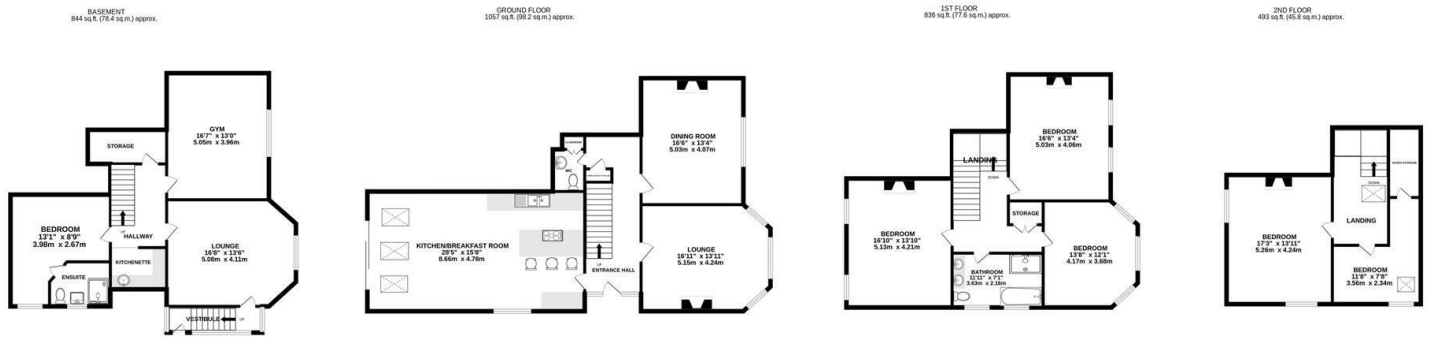
## Offers In The Region Of £799,950



Sat proudly on a great-sized plot in the sought-after Monton Village is this stunningly presented family home, complete with exquisite period features throughout. From the grand front entrance, to the extensive driveway complete with electric front gates, to the lovely rear garden, this property has so much to offer before you even step inside to see the breath-taking interiors! With six spacious bedrooms, two bathrooms, a further WC, five large reception rooms, a beautiful open plan kitchen/living area and an impressive cellar space, no stone has been left unturned by the current owners of this property when renovating this lovely family home.

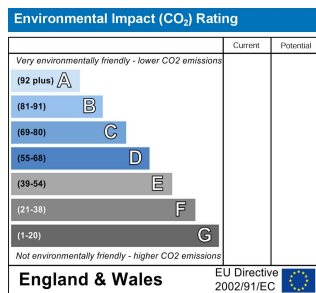
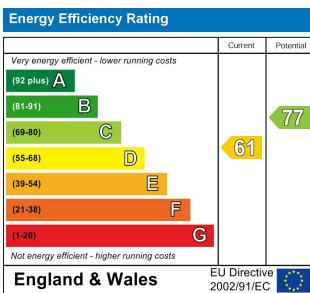
As you step into the charming hallway, you are greeted with heaps of warmth and character. To your right, you will find the beautiful bay-fronted living room or head further down the hallway into the spacious dining room, both of which boast high ceilings, ornate coving and stunning log-burning stoves, perfect for those cosy winter evenings. Head to your left into the true centrepiece of the home, a spectacular open-plan kitchen/living space, complete with under-floor heating, three large skylight windows and sliding doors spanning the full width of the room which lead out into the picturesque rear garden. This floor also benefits from a modern downstairs WC.

Venture up to the first floor, and you will find three wonderfully sized bedrooms as well as an immaculate four-piece family bathroom with underfloor heating and a storage cupboard. All of the bedrooms benefit from large windows, one of which boasts a beautiful bay, to allow an abundance of natural light to flood through the property. Head up another staircase to find a further great sized double bedroom and a slightly smaller bedroom which would make a perfect home office or walk-in-wardrobe. The current owners have installed café-style shutters to provide additional privacy, a real elegant touch to finish off this stunning home.



TOTAL FLOOR AREA : 3230 sq.ft. (300.1 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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