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Ascend

Built on higher standards



Ellesmere Road, Ellesmere Park, Manchester

£685,000

Situated along one of the tree-lined roads in Ellesmere Park is this modernised 4 bedroom detached house with open plan living space, large driveway and South facing rear garden! Step inside the grand entrance hall and discover the delights on offer! The current vendors have renovated the property extensively so all needs are taken care of and the property is well laid out to encompass modern living! To the ground floor you will find an extended kitchen and living space which has been finished to the highest of standards and fitted with high end appliances! Think double oven, large wine cooler, space for American style fridge/freezer, futuristic extractor fan which emerges from the kitchen countertops and more! It has been thoughtfully designed to have great space to socialise and entertain in, but also have its designated areas, whether it's a dining space, a comfortable relaxing space, or a quick pit stop at the breakfast bar! There is also a separate lounge which is great in size and features a living flame gas fire with stunning stone surround, and double doors leading out onto the rear garden. Plenty of natural light floods this downstairs space with its full-length windows, doors and skylight throughout the entrance hall, lounge and kitchen/dining space. There is also a downstairs WC for added convenience. Just off the kitchen is a fantastic utility space which runs from the front to the back of the house and has a door either side so you can head straight in from either the front or back garden with those muddy shoes or paws, bikes and wet coats so you can clean up before entering the house! There is a Belfast sink and boiler to this room also.



37E Ellesmere Road, Ellesmere Park, Manchester, M30 9JH

Venture up to the first floor and you will find four double bedrooms, the master benefitting from a hotel-style ensuite bathroom with double sink and walk in shower! The main bathroom is a fantastic size with large walk-in shower, complete with customised tile backdrop, handbasin with storage underneath and WC. Both rooms are fitted with Villeroy & Boch sanitary ware. And no matter where you are in the house, there is a beautiful outlook onto the surrounding greenery. To the front of the property there is an expansive driveway with space for multiple vehicles, and space to develop it further, whether it be a little vegetable patch, further planting or perhaps a larger shed for storage, or even a little office pod if required. To the rear of the property is a sun-drenched South facing garden which is accessed either via the bi-folding doors from the open plan living space, the utility room, or the double doors from the lounge. There is a great-sized patio area that covers the width of the house to allow for both dining and separate seating space, as well as room for that much desired BBQ for those summer nights! For the winter time you could throw in a fire pit and enjoy a cosy night. There is also a lush lawn area for the kids, dogs or adults to run around in! The garden itself is surrounded by tall trees providing additional privacy. All windows and doors have been upgraded throughout and the property is alarmed with Verisure providing additional security for the home.

The location itself is also spot on! Sat back from the road, this lovely home is situated on Ellesmere Road, just a short walk into Monton Village itself for easy access to all the shops, bars and restaurants on offer! There are also those much needed amenities such as Pharmacy, Post Office and Bank! Head in the other direction and within Ellesmere Park itself you can find Three Sisters Nature reserve within a 10 minute walk for a lovely backdrop to those weekend strolls. The Bridgewater Canal and Roe Green Loopline are also on the doorstep for you to explore the great outdoors! Eccles Metrolink and Train Station can also be accessed on foot within around 15 minutes, and for those travelling further afield, the motorway network is also close at hand.

For more information and your chance to view, please contact our Monton team today!

Additional Information

Tenure: Freehold
Council Tax Band: E
EPC Rating: D
Ownership Amount: 100%

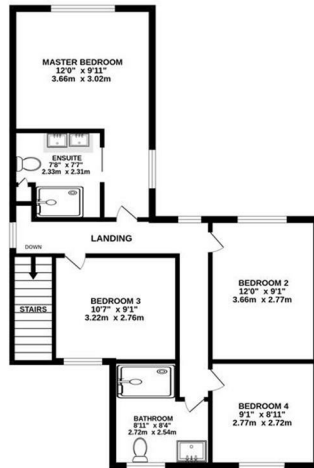
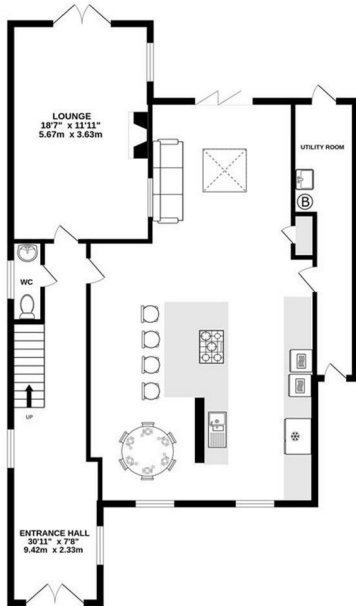
Important Information

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
1109 sq.ft. (103.0 sq.m.) approx.

1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1795 sq.ft. (166.7 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 for 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	
Property	Rating	Property	Rating
Property Energy Efficiency - Based on energy costs	B	Property Environmental Impact - Based on CO ₂ emissions	B
100-149	A	100-149	A
150-199	B	150-199	B
200-249	C	200-249	C
250-299	D	250-299	D
300-349	E	300-349	E
350-399	F	350-399	F
400-449	G	400-449	G