

192 Monton Road, Monton, Manchester, M30 9PY

Tel: 0161 707 7584

Email: monton.sales@ascendproperties.com,

monton.lettings@ascendproperties.com

www.ascendproperties.com

Ascend

Built on higher standards



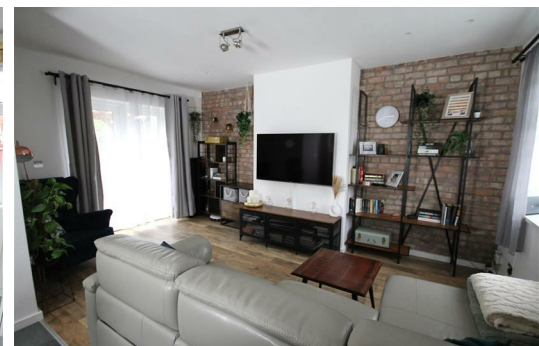
Oakmere Avenue, Eccles, Manchester

Offers Over £249,950

Located just a 7 minute walk from Monton Village is this fantastic 3 bedroom semi-detached home, which benefits from off road parking, and no onward chain! With its open plan living, stylish interiors, and the bonus of having two bathrooms, you simply must view to appreciate everything this home has to offer!

Venture inside and you are immediately greeted with a feeling of light and space, with one large open plan living space to the ground floor, natural light floods in from every angle, creating a warm atmosphere. To one side of the property there is an extensive modern fitted kitchen with an abundance of storage space! The appliances are discretely hidden creating a sleek finish, to help keep the space fresh and clean. With a full size fridge/freezer, washing machine, dishwasher, double oven and gas hob, there's not much more you could ask for! There's even a secret pantry to the left of the oven, a real bonus! There's plenty of room for a large dining table too, so entertaining is a breeze!

To the other side of the ground floor there is a beautifully appointed lounge with a large window to one side, and double doors to the other which lead onto the rear garden. The exposed brickwork really adds that finishing touch to create an inviting space, and the whole ground floor area benefits from underfloor heating, a real energy saver! Creating a natural divide between the two areas of the ground floor is a shower room featuring walk in shower, WC and hand basin, another great bonus! This house just keeps on giving!



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Continue upstairs and you will find three great size bedrooms. The main room, which spans the full depth of the property benefits from dual aspect and enough space for a dressing area. The second bedroom, also a double, comes complete with a fitted wardrobe and beautiful exposed brick feature wall, whilst the third bedroom is bigger than your average 'box room'. The bathroom is beautifully finished with a three piece white suite, and feature wall. There has literally been no stone left unturned in the renovation of this stunning home. The outside is equally impressive, and sure not to disappoint as not only do you have a garden at the front as well as the rear, there is a large driveway for up to 3 vehicles and a garage with working electric. The rear garden itself is well designed with a raised deck area, with plenty of space for outdoor dining, and a handy cover in case the weather takes a turn, as well as a large lawn area.

For those who enjoy the outdoors, the Bridgewater Canal is just a few minutes' walk away providing a lovely backdrop for those weekend strolls. Monton Village is also within walking distance, offering all the local amenities you could need with an abundance of bars, shops and restaurants for you to work your way through! As well as those much needed essentials such as Pharmacy, Post Office and bank! MediaCityUK, Manchester City Centre and Intu Trafford Centre are also easily accessible with each being less than a 15-minute drive, and for those travelling further afield, the motorway network is close at hand.

Additional information
 Tenure: Freehold
 Length of Lease Remaining: N/A
 Annual Ground Rent: N/A
 Council Tax Band: A
 EPC Rating: C
 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83	B	B
82	81	C	C
81	80	D	D
80	79	E	E
79	78	F	F
78	77	G	G