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# Ascend

Built on higher standards



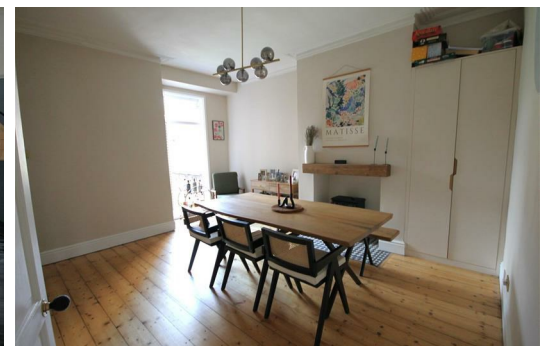
Granville Street, Monton, Manchester

£425,000

Simply stunning! Situated in the heart of Monton Village is this 4 bedroom, 2 bathroom bay-fronted terrace. A period home with original features, enhanced by stylish interiors, this spacious house is the perfect balance between old and new. With accommodation spanning 4 floors, and just a minutes walk to the High Street, there's ample space on offer to settle in quickly and start enjoying village life!

Step inside and discover all the delights this home has to offer. First up is the lounge, a well-proportioned room with original cast iron fireplace, high ceilings and beautiful bay-window complete with fitted shutters, a great feeling of light and space is offered, yet the room retains a cosy vibe. Next up is the large dining room with small bay that features a floor to ceiling window to maximise on the natural light to this room, as well as creating a nice viewpoint over the rear garden. This window also benefits from fitted shutters to aid privacy when needed.

Situated at the rear of the property you will find the 17' long kitchen. A stunning addition, this room has been carefully designed to make clever use of the space and features a breakfast bar for added convenience. With an array of cupboard space, the dark blue units are complemented by a crisp white granite top, making it long lasting and hard wearing. The fitted appliances include a fridge/freezer, double oven, gas hob, microwave and slimline dishwasher. Accessed via the kitchen is the rear garden which is low in maintenance with artificial lawn, and sleeper style planters bordering one of the walls, a lovely space to enjoy in those summer months. Step back inside and just off the kitchen there's access to the cellar which has been partially converted offering a clean, dry space for storage and plumbing for a washing machine. It wouldn't take much more to fully convert this into a useable living space if you so desired.



# 14 Granville Street, Monton, Manchester, Lancashire, M30 9PX

Venture up to the first floor where you will find two double bedrooms, both of which benefit from fitted wardrobes, with the larger bedroom spanning the full width of the house – there's even enough room for a sofa, making this a real haven to relax and unwind in after a long day. The third bedroom to this floor, currently being used as an office is a smaller double with views over the garden. The main bathroom is modern in design with a 3 piece white suite comprising bath with shower over, hand basin and WC, with the addition of a heated towel rail and shaver socket. The real showstopper to this beautiful home however is the master suite to the second floor, whether it's a luxurious space for yourself, or the ideal self-contained guest bedroom, there's nothing not to love about this addition. With plenty of natural light via the two shuttered windows, and the two skylights, this space feels like a considered centrepiece of the home and benefits from a stunning 4 piece ensuite bathroom with rolltop bath, walk in shower, hand basin and WC as well as a separate dressing area with eaves storage. Occupants of the house will be fighting for this room!

There really is nothing for you to do but simply walk in and make this house your home, what more could you ask for? A sought-after location? – absolutely! Situated just a stones throw from Monton high street you're within easy reach of all the amenities on offer, whether it's a nice restaurant, quaint bar, groceries or the essentials like Pharmacy and Post office, Monton has everything you need. You're also surrounded by an abundance of greenery with Monton Green just over the road for the picturesque village vibe. The Bridgewater Canal and loop line are also accessible in under a 5 minute walk so you can enjoy those weekend strolls. If its motorway access you need, then fear not, just a 5 minute drive and you're on the M60/M62/M602 connection to get anywhere you need to go. For young families there is a local park, and Monton Green Primary School is around a 10 minute walk.

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

**Additional Information**  
 Tenure: Freehold  
 Length of Lease Remaining: N/A  
 Annual Ground Rent: N/A  
 Council Tax Band: B  
 EPC Rating: D  
 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.



**TOTAL FLOOR AREA: 1640 sq.ft. (152.4 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-135 kWh/m <sup>2</sup> (A)	44-47 kWh/m <sup>2</sup> (A)	100-135 g/m <sup>2</sup> (A)	44-47 g/m <sup>2</sup> (A)
135-152 kWh/m <sup>2</sup> (B)	47-49 kWh/m <sup>2</sup> (B)	135-152 g/m <sup>2</sup> (B)	47-49 g/m <sup>2</sup> (B)
152-177 kWh/m <sup>2</sup> (C)	49-55 kWh/m <sup>2</sup> (C)	152-177 g/m <sup>2</sup> (C)	49-55 g/m <sup>2</sup> (C)
177-213 kWh/m <sup>2</sup> (D)	55-63 kWh/m <sup>2</sup> (D)	177-213 g/m <sup>2</sup> (D)	55-63 g/m <sup>2</sup> (D)
213-255 kWh/m <sup>2</sup> (E)	63-75 kWh/m <sup>2</sup> (E)	213-255 g/m <sup>2</sup> (E)	63-75 g/m <sup>2</sup> (E)
255-300 kWh/m <sup>2</sup> (F)	75-92 kWh/m <sup>2</sup> (F)	255-300 g/m <sup>2</sup> (F)	75-92 g/m <sup>2</sup> (F)
300-354 kWh/m <sup>2</sup> (G)	92-150 kWh/m <sup>2</sup> (G)	300-354 g/m <sup>2</sup> (G)	92-150 g/m <sup>2</sup> (G)

Energy Efficiency Rating: **B** (Current), **A** (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: **32** (Current)