

Ascend

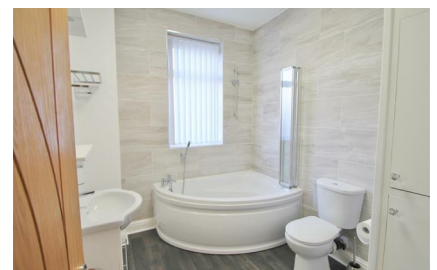
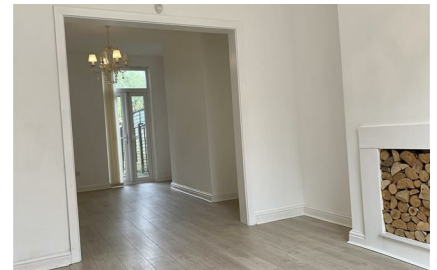
Built on higher standards



6 Sutherland Street Manchester M30 8BR

- Period terrace property
- Freehold
- Two reception rooms
- Sought after location
- Council Tax Band A
- No onward chain
- Two double bedrooms
- Good size rear garden
- On street parking
- EPC Rating D

£235,000

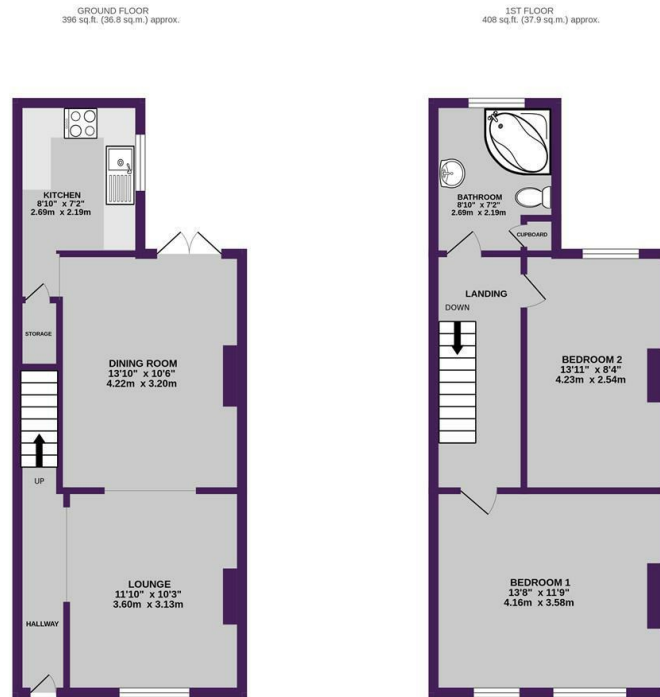


Available with no onward chain is this 2 up, 2 down period mid terrace in a sought after area of Eccles. Situated nearby the picturesque Winton Park, there are an abundance of amenities and Green spaces to explore right on your doorstep, not to mention being close by to the ever popular Monton Village.

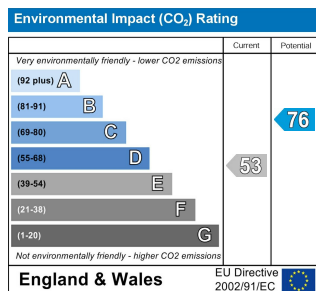
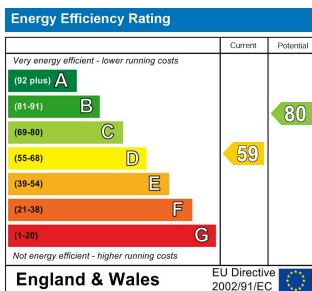
Step inside and venture through to find all the accommodation on offer. To the ground floor there is a sun-drenched lounge to the front of the property which is open to the dining room at the rear. With double doors leading out from the dining room onto the garden, natural light floods the downstairs space. Beyond the dining room is a well-appointed kitchen. The garden is a great size and makes a nice addition to the home providing plenty of space to socialise or kick a ball in.

Take a look upstairs and you will find two double bedrooms, the larger of the two spans the full width of the house and benefits from two large windows allowing an abundance of natural light to flood the space. You will also find the family bathroom to this floor which is spacious and comprises corner bath with shower over, WC and hand basin, as well as a handy storage cupboard which also houses the boiler.

Located in a great spot, this terrace home is a short drive to the motorway network and within easy reach of MediaCityUK, Manchester City Centre and Intu Trafford Centre for all your amenities. Patricroft train station is less than a 15 minute walk for those requiring public transport to get into Manchester City Centre and Manchester Airport. You're also close by to both Worsley Village and Monton High Street which both have a full range of bars, shops and restaurants for you to work your way through! Or for those essential shopping items, Lidl is right on the doorstep! For those who enjoy the outdoors, Winton Park, The Bridgewater Canal and Roe Green loop line are within walking distance creating a lovely backdrop for those weekend strolls. A great house, in a great spot!



TOTAL FLOOR AREA: 804 sq. ft. (74.7 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The furniture, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metrage CAD2D



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