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# Ascend

Built on higher standards



Dartford Avenue, Eccles, Manchester

Offers Over £290,000

Huge corner plot! Move in condition! SO much potential!! Take a look at this well positioned three bedroom extended semi-detached situated on the corner of Dartford Avenue, and Learnington Road in Eccles. A fantastic location for some great schools, public transport, local amenities and easy access to the motorway network.

This chain free home offers ample accommodation throughout, with the potential to add even more if you so wish! Sit on a large corner plot, there is so much space on offer to extend out to the side, or the rear without sacrificing that all important garden. There's plenty of room to add a driveway and garage too if you'd prefer! The garden itself faces South, so you'll get to enjoy the sunshine all day long.

The inside doesn't disappoint either! Step into the hallway where you will find a handy coat store to your left hand side, and bags more space under the stairs to create further storage options if you wish. Straight ahead you have the first reception room, ideally placed as a lounge, this is a nice square room with fireplace and large window overlooking the picturesque garden beyond.

Continue down the hallway and next up is either a second lounge, or a dining room, whichever you'd prefer! This room spans the depth of the property and has double doors leading out onto the rear garden, a really nice feature and making it a great space to entertain in. Up next is the kitchen which has a range of wall and base units, further access to the garden, and enough space for a breakfast table, or sofa towards the back of the room.



## 2 Dartford Avenue, Eccles, Manchester, M30 8NF

Venture upstairs and you are immediately greeted by the large 4 piece bathroom. Originally a much smaller room, the current owners have extended above the kitchen area to create a bigger, more inviting space. There is a large corner bath, separate walk in shower, WC, hand basin and bidet. Due to the size, and position of the bathroom, there is potential to split this into two, creating a main bathroom, and ensuite to the master bedroom if you so wish.

The master bedroom is also a room that has been extended by the current owners, and now houses a bank of fitted wardrobes, as well as another fitted cupboard. There are two windows allowing an abundance of natural light to flood the space, and plenty of room to create something really special for a master suite.

The second and third bedrooms are also a good size, both featuring fitted storage, and just off the landing there is a true staircase that leads to the loft room. At over 32' long, this room spans the entire width of the house and has a multitude of uses. Whether its an unofficial 4th bedroom, a workshop, or sewing room, home office, or simply used for storage, this is a great addition to the home, and also has a skylight providing natural air and light. There are also ten hatches that can be used to access the eaves for even more storage!

The location of this property could not be more ideal; situated less than a five-minute drive away from Monton Village and all the amenities the high street has to offer, such as restaurants, bars, cafés, pharmacy, bank, post office, and more! The property is also less than a ten-minute drive away from the Trafford Centre, which is home to an abundance of shops and eateries, catering for any want or need! Patricroft Train Station is just a 10 minute walk from the property and the motorway network is only a short drive away too, allowing for an easy commute or for travelling further afield. There are also plenty of greenspaces in the local area for those who enjoy the outdoors such as Winton Park, The Monton Loop Line, and the Bridgewater Canal providing a lovely backdrop for those weekend strolls.

Large corner plot. Chain free. Additional loft room. Great location, and bags of potential, what else could you ask for?

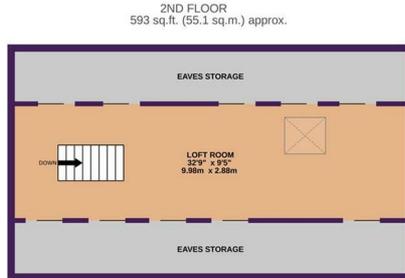
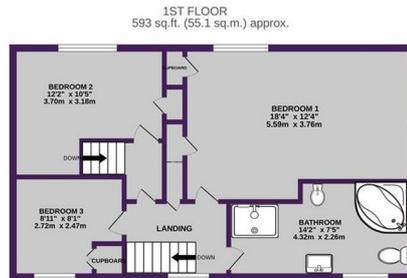
Contact our Monton office to book your appointment to view and take a look at everything this fantastic house has to offer!

### Additional Information

Tenure: Freehold  
Annual Ground Rent: N/A  
Council Tax Band: C  
EPC Rating: E  
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 : 1776 sq.ft. (165.0 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Best	Worst	Best	Worst
A	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	C
F	B	F	B
G	A	G	A

Energy Efficiency Rating: E (78)

Environmental Impact (CO<sub>2</sub>) Rating: E (78)