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Ascend

Built on higher standards



Parrin Lane, Eccles, Manchester

Offers Over £250,000

Situated a stone's throw from Monton Village is this immaculately presented period semi-detached property! The current owners have undergone major renovations on the property over the last few years, and it's evident throughout! From the stunning high-end kitchen with bi-folding doors opening onto the rear South facing garden, to the luxurious four-piece bathroom suite, every inch of this beautiful home has been carefully designed to ensure premium living at its finest! You just have to take a look to fully appreciate what's on offer here!

Step inside and discover the delights beyond. The ground floor is predominantly open plan providing a great space to entertain in, with the dining room and kitchen separated only by a Quartz breakfast bar, the feeling of light and space here is warm and welcoming. If you wish to engage the entire ground floor then double doors from the dining room access the bay-fronted lounge which can be opened to increase the space, or closed off for a cosy night in. This ground floor area, which benefits from engineered hardwood flooring throughout, is the real heart of the home, and is completed with a beautifully finished kitchen that benefits from a range of wall and base units for maximum storage options, and integrated appliances such as a 5 ring gas hob, eye-level microwave and oven, dishwasher and full size fridge freezer, all finished with a Quartz work surface in light grey marble effect, complimenting the neutral units for that clean, fresh finish. Bi-folding doors provide access from the kitchen to the South facing garden beyond which is enclosed by a tall wooden fence and guarded by mature trees aiding privacy. A lovely space to sit out in and enjoy.



79 Parrin Lane, Eccles, Manchester, M30 8AY

Venture upstairs and you will find two double bedrooms, the main bedroom spanning the full width of the property, whilst the second bedroom is fitted with wardrobes providing great storage options. The real bonus to this 2 bedroom house however is a third additional room on this floor which is currently being used as a home office – something much needed in today's climate, or other options include a nursery, or perhaps walk in wardrobe as a nice addition! To the rear of the first floor is the stunning four-piece bathroom suite that has been finished to the highest of standards, and comprises a stand-alone bath, large walk-in shower, WC and Lusso Stone hand basin, all complimented by black matt fixtures and grey wall and floor tiles. There's such a luxurious feel to this space, you'll want to dive right in!

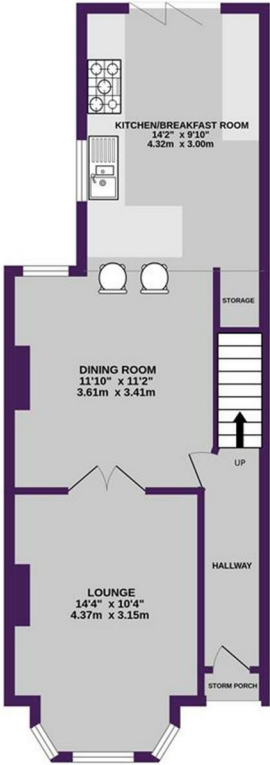
The location here is also spot on! For those who enjoy the outdoors, the Bridgewater Canal is just a few minutes walk away providing a lovely backdrop for those weekend strolls. Monton Village is also within walking distance, offering all the local amenities you could need with an abundance of bars, shops and restaurants for you to work your way through, not to mention the essentials such as Tesco Express, Post Office, Pharmacy and bank! For those travelling further afield, the motorway network is close at hand, allowing an easy commute to Manchester City Centre, MediaCityUK and beyond!

Contact our Monton team today and book your viewing! You'll not want to miss out!

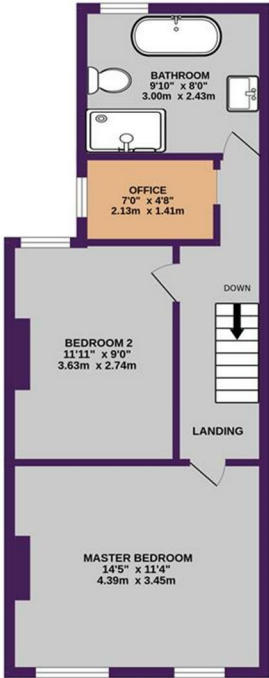
Additional Information
Tenure: Leasehold
Length of Lease Remaining: 879
Annual Ground Rent: £1.04
Ground Rent Review Period: N/A
Ground Rent Review Increase: N/A
Council Tax Band: A (£1,549.63 for 2024 - 2025)
EPC Rating: D
Ownership Amount: 100%

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, telephones, 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
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.6 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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