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Ascend

Built on higher standards



Cassidy Way, Monton, Manchester

Offers Over £440,000

EXTENDED 4 bedroom detached home situated on the popular development near Monton known as The Works. Set on an enviable plot at the end of a row, this stunning modern home has the added benefit of only having one direct neighbour, and a little extra room providing a luscious front garden bordered to the front by a tall hedgerow aiding privacy, and two side access points to the rear garden.

The current, and only owners of this beautiful home have undergone extensive renovations to this modern property by creating an additional two reception rooms downstairs. Not only have they extended to the rear of the property adding that much-needed extra family space, but they've also converted the integrated garage to make an ideal home office, come gym space. Both improvements have been completed in line with building regulations and have the certification to prove it! So with 3 full reception rooms downstairs, plus the kitchen dining space there's plenty of room for all the family!

The kitchen itself has been upgraded and comes complete with a breakfast bar, and additional built in unit providing a wealth of storage options, and versatility for the room. There's also a handy under stairs cupboard, along with a separate utility room and downstairs WC for added convenience, all of which have been decorated to a high standard.

Venture upstairs and you'll not be disappointed with what's on offer there too! Four great bedrooms, all illuminated by an abundance of natural light which floods the space creating a bright and airy feel. The master bedroom is large in size, and features an ensuite shower room which the current owners have added a premium touch to with upgraded waterfall shower with digital temperature control system – a nice luxury to enjoy, whilst the fourth bedroom is currently being used as a handy dressing room. There is also a family bathroom to this floor which is neutral in design and a great size for bath time!



33 Cassidy Way, Monton, Manchester, M30 8EQ

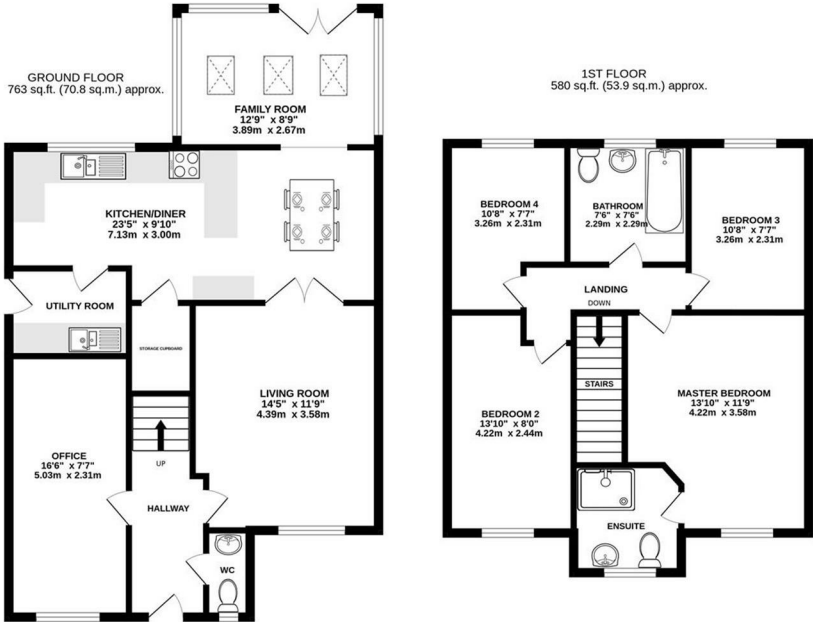
The outside space is equally as impressive. To the front of the property there is a driveway with space for 2 vehicles, a garden which is laid to lawn, and access to the rear garden on both sides of the house – quite the rarity! The access to the right of the property has been cleverly redesigned to feature a large lean-to shed that stretches the depth of the property, and can be accessed separately from both the front, and rear gardens creating that much needed outside storage, neatly packed away in an otherwise unused space and complete with guttering and light.

The rear garden is mainly laid to lawn, complimented by sleeper-style borders to the back, a patio and a raised deck to socialise on during those warmer months, not to mention the nicely shielded bin storage area. The owners have really taken every consideration into account when designing their home, maximising on every inch of the property and it simply makes the ideal setup for the next owners to walk in, set their bags down and enjoy this enviable space on offer.

With no onward chain, a fantastic plot, that rarely become available, we're sure this Detached home will attract interest, so contact our Monton office to find out more information and book your viewing.

Additional Information
Tenure: Freehold
Annual Service Charge: £110 for maintenance of common green areas
Service Charge Review Period: Annual
Council Tax Band: D
EPC Rating: B
Ownership Amount: 100%
NHBC WARRANTY VALID UNTIL 2027

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: 1343 sq.ft. (124.7 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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