

# Ascend

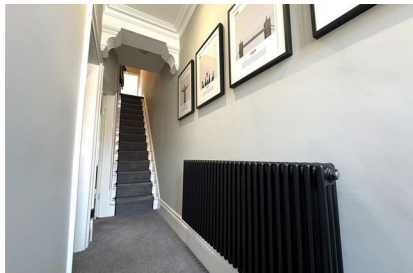
Built on higher standards



## 17 Granville Street Manchester M30 9PX

- Period End Terrace
- Three bedrooms
- Two reception rooms
- Rear garden
- Heart of Monton village
- No onward chain
- Well presented throughout
- Previous planning permission granted for kitchen extension

## Offers In The Region Of £370,000





Situated in the heart of Monton Village is this 3 bedroom, period home with original features, enhanced by stylish interiors, this spacious house is the perfect balance between old and new. Just a minutes walk to the High Street, there's ample space on offer to settle in quickly and start enjoying village life!

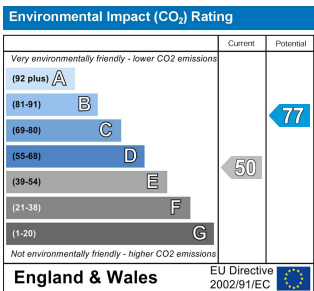
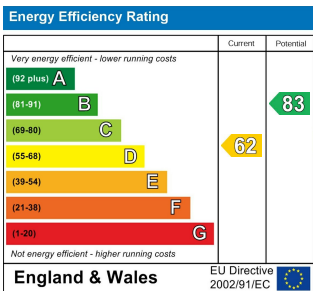
Step inside and discover all the delights this End Terrace home has to offer. First up is the lounge, a well-proportioned room with high ceilings and large windows offering a great feeling of light and space, yet the room retains a cosy vibe. As you continue through the ground floor there is a second reception room which is open onto the kitchen, an ideal space for a dining table or second sitting room should you so wish. The kitchen itself is sizeable and has double doors which lead onto the rear garden beyond.

Take a look upstairs, and to the front of the property is the main bedroom which spans the full width of the property, a second double bedroom, and a third single room which the current owners are utilising as an office space. All three bedrooms benefit from a cast iron feature fireplace, a nice period touch to enhance the rooms character. There is also a three piece bathroom suite comprising WC, hand basin and bath with shower over.

This really is an ideal location, with easy and immediate access to everything Monton Village has to offer, along with excellent commuter links to Salford Royal Hospital, Manchester City Centre, MediaCityUK, and the Intu Trafford Centre. There are also plenty of green spaces locally to enjoy, whether its The Bridgewater Canal and Roe Green looline, or Three Sisters nature reserve, and for those with young families there's a park just around the corner to keep the little ones entertained.

With no onward chain, central village location and move-in-ready condition, this is a great find and one not to miss so contact our Monton team and book your viewing in!

Images are for marketing purposes only.



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0161 707 7584

192 Monton Road, Monton, Manchester,  
M30 9PY

monton.sales@ascendproperties.com,  
monton.lettings@ascendproperties.com  
www.ascendproperties.com

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