

192 Monton Road, Monton, Manchester, M30 9PY

Tel: 0161 707 7584

Email: monton.sales@ascendproperties.com,

monton.lettings@ascendproperties.com

www.ascendproperties.com

Ascend

Built on higher standards



Crawford Street, Monton, Manchester

Offers Over £285,000

DETACHED TRUE BUNGALOW 2 SIZEABLE DOUBLE BEDROOMS** NO ONWARD CHAIN**** Situated in the heart of the vibrant and entertaining Monton Village is this well-presented 2 bedroom true bungalow with driveway for up to 3 cars. Positioned on a good-size plot with gardens to two sides, and spacious driveway, part of which is set behind gates for added security, this bungalow is a rare find and one you won't want to miss!

Well-appointed, this lovely home has flexible accommodation that comprises of a central hallway, two double bedrooms, a four piece bathroom suite including separate bath and shower, WC and hand basin, a good-size lounge and separate kitchen/breakfast room. Depending on your needs the second bedroom could be used as a separate dining room or second lounge.

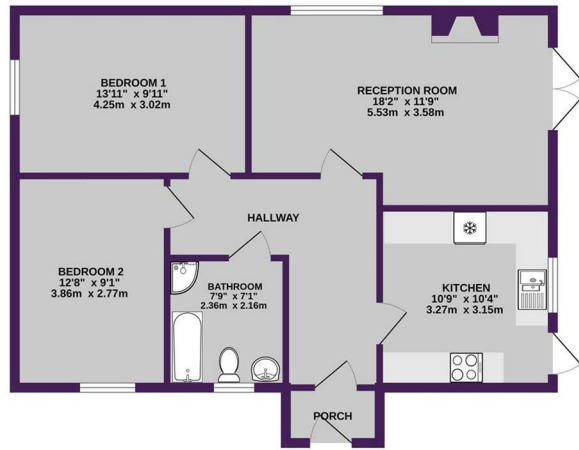
The real heart of the home is the sizable main lounge, a place to relax offering comfort and plenty of space for any event. The room itself benefits from dual aspect with a large window to one side, and sliding doors to another which allows an abundance of natural light to flood in and provides a lovely view over the garden beyond.

Located just a short walk from Monton Village there are an array of great local amenities on your doorstep such as Post Office, Pharmacy, shops and restaurants so you're not too far from all that you need. For those who enjoy the outdoors there are a number of beautiful greenspaces for you to explore, with Three Sisters Nature Park situated just off Stafford Road, the Bridgewater Canal and Loop Line providing a lovely backdrop for those weekend strolls. Monton and Ellesmere Park are also ideally located for easy access to Manchester City Centre, MediaCityUK and Intu Trafford Centre. The motorway network, Metrolink and Train Stations are also close at hand.

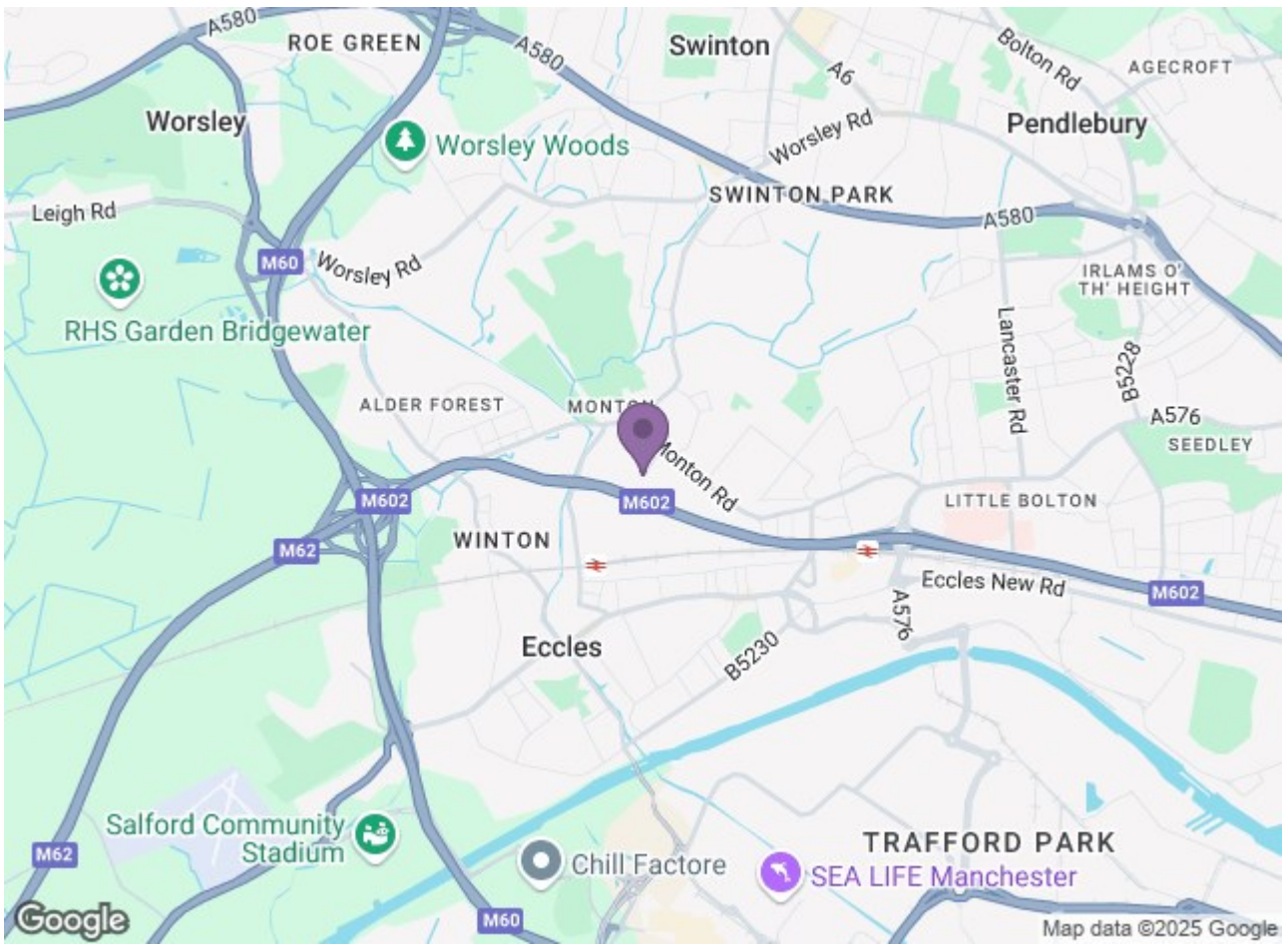
For more information or to book in a viewing, please do not hesitate to contact our Monton office.



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission in this document. This plan is for general guidance only and should be used as a guide only. The actual floor area may vary as to the quantity of efficiency can be given. (Map data ©2025 Google)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
D	B	F	D
84	67		

England & Wales

Ascend
Built on higher standards