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# Ascend

Built on higher standards



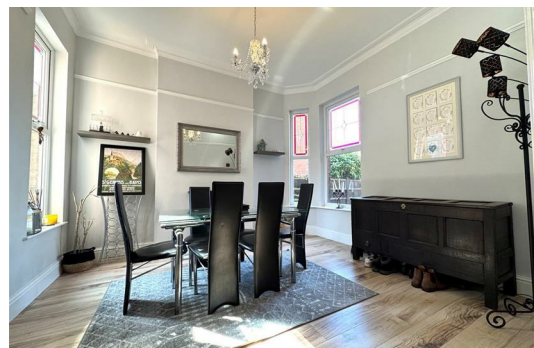
Clarendon Crescent, Ellesmere Park, Manchester

Offers Over £500,000

A beautiful, 3 double-bedroom family home with spacious rooms, stunning décor and driveway parking for multiple vehicles. This period semi boasts two reception rooms, a large kitchen with centrally featured butchers block, and 3 double bedrooms – all of which have high ceilings and loads of character! As an additional bonus, there is a cellar room with plumbing and electrics, ideal for a utility area, as well as plenty of room for storage.

As you step inside, you're greeted to the first room on the left. This is used as the main living area, a homely room for all the family to enjoy with beautiful feature fireplace. As well as its natural wooden flooring, this spacious part of the home also boasts huge bay windows bringing in lots of natural daylight. The second reception room has great use for all purposes, whether a formal dining room, second lounge, home office or family play room, the choice is yours! This bright and airy space has tall windows to two elevations, allowing an abundance of light to flood the space.

The kitchen is the real centrepiece of the home. It's a large area with warming red tones, balancing perfectly with the classic neutral cupboards and glossy black worktops. A traditional looking kitchen, whilst still upholding a stylish, modern vibe. There is also stair access to the cellar room which is currently being used as storage and a utility area. To the rear of the kitchen you will find double doors that lead onto a raised deck to access the low maintenance garden beyond. Laid with artificial lawn there's very little upkeep here, and the patio area provides the perfect seating spot to catch those rays in the South-East facing garden. There's also space to the side of the house for some handy storage, kept nicely out of sight!



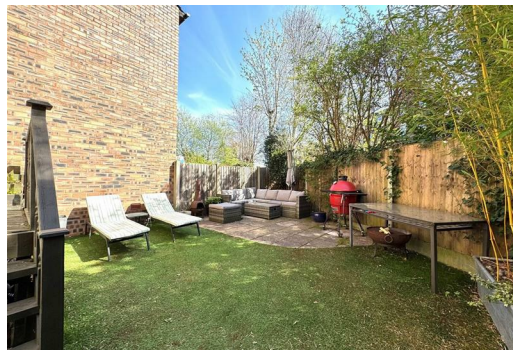


Head upstairs and you'll find three spacious double bedrooms, all of which boast carpeting, stylish décor and high ceilings. 2 of the 3 even have their original fireplaces, bringing a super cosy feel. The bathroom is impressive to say the least – there's a walk in shower, heated towel rack and best of all, a vintage style bathtub. What more could you ask for!

The location is also spot on! Whether it's the village feel you're after in Monty which is home to bars, shops, restaurants and more, or a more scenic vibe with Three Sisters Nature Reserve just a short walk away for you to enjoy those weekend strolls, there's something for everyone! Salford Royal Hospital is also within walking distance, as are Eccles Train and Metrolink stops making any commute a breeze! For those travelling further afield, the motorway network can be accessed in under 5 minutes. Manchester City Centre, MediaCityUK and Inyo Trafford Centre are all easily accessible within a ten to twenty-minute drive too. So contact our Montion office and book your appointment to view this beautiful, period home!

Tenure: Freehold  
Length of Lease Remaining: N/A  
Annual Ground Rent: N/A  
Council Tax Band: D  
EPC Rating: D  
Ownership Amount: 100%

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.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
100 (A)				100 (A)			
80 (B)				80 (B)			
60 (C)				60 (C)			
40 (D)				40 (D)			
20 (E)				20 (E)			
10 (F)				10 (F)			
0 (G)				0 (G)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		55	75			51	63

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