

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



Lansdowne Road, Monton, Manchester

Offers Over £280,000

This beautiful 2-bedroom terraced house in Monton Village is the perfect buy for families young and old. With 2 double bedrooms, 2 reception rooms, an enclosed rear garden and stunning modernisation throughout, no stone has been left un-turned when it comes to the modern-day desires of a homeowner.

This cute, red-bricked property has a homely feel even from the front with its lovely gated gravelled area to the door. Downstairs consists of an open plan lounge and dining room with attached kitchen offering a great space to both entertain and relax in. The open plan area provides a great space to sit down at the end of the day over a meal or watch over the kids with their homework. The kitchen is fitted with an oven, hob and extractor fan, has space for a washing machine and full size fridge/freezer, and provides access via double doors to the enclosed rear garden.

Heading upstairs there are 2-double bedrooms and a family bathroom. The master bedroom is complete with built in wardrobes and benefits from plenty of natural light. Equally, the second bedroom is light and airy and is only slightly smaller in size. Across the hall is the family bathroom which offers a bright 3-piece suite. Outside to the rear is an enclosed garden which is patioed and surrounded by plenty of greenery, ensuring it's not overlooked, providing the more private feel.

What's more, located in Monton Village you'll be close to the motorway and within 20 minutes' drive of both MediaCityUK and Manchester City Centre. There's also train and tram links nearby and in less than a 2-minute walk, you have a variety of shops, eateries, banks and salons on Monton Road – everything you need on your doorstep.

Like what you see? This house is a rare find, so be quick!

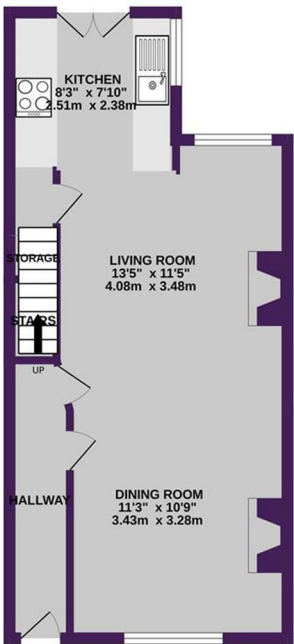


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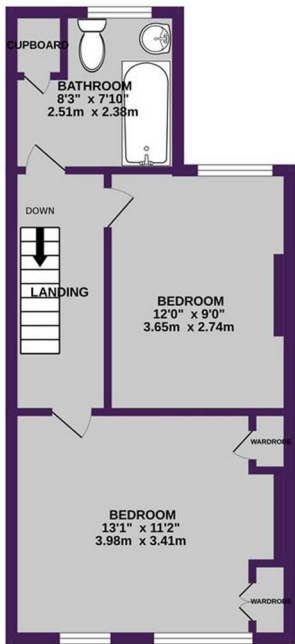
Important Notice
These particulars are not intended to nor do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these 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

Additional Information
Tenure: Freehold
Length of Lease Remaining: N/A
Annual Ground Rent: N/A
Perpetual Yearly Rentcharge: N/A
Annual Service Charge: N/A
Council Tax Band: A
EPC Rating: TBC
Ownership Amount: 100%

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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