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Westcliffe, Wellington Road, Eccles, Manchester

Offers Over £125,000

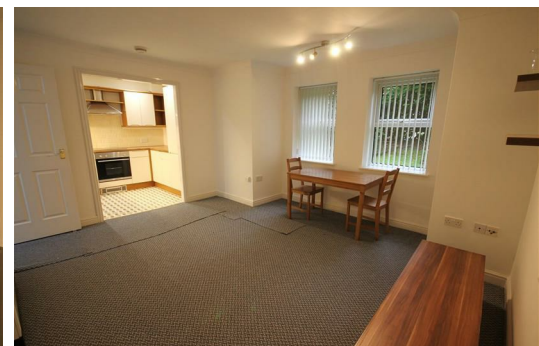
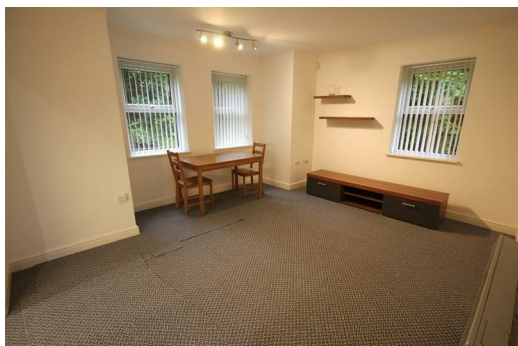
This fantastic ground floor one bedroom apartment is situated just a stone's throw from Monton Village! Naturally light and bright throughout and with well-proportioned rooms, there is nothing not to love about this space. Recently decorated and with electric heating throughout, this apartment also benefits from secure allocated parking and no onward chain.

Step into the entrance hallway to discover all that this lovely property has to offer. To your right you will find a good-sized double bedroom, complete with two windows overlooking charming greenery, allowing plenty of natural light to flood the space. To your left you will find the modern three-piece bathroom which is certainly larger than average for an apartment and is complimented by a contemporary, neutral colour scheme.

Straight ahead from the hallway is a spacious living area with three windows meaning that the space has a real bright and airy feel. From this room is an opening into the kitchen which is modern in design and fitted with integrated appliances such as a fridge/freezer, oven and induction hob. This beautiful property is ideal for a first-time buyer, rental investor, or even a downsizer looking to be on the ground floor.

Situated less than a ten-minute walk from Monton Village, you're ideally positioned to access a wide range of local amenities, such as bars, shops and restaurants, and for those who love the outdoors there are a number of green spaces on your doorstep to explore such as the Three Sisters Nature Reserve, The Loop Line, and The Bridgewater Canal, ideal for those weekend strolls. For those who need to commute, Eccles Train Station and Metrolink stop are within a ten-minute walk allowing easy access to Manchester City Centre, MediaCityUK and beyond. The motorway network is also close at hand as well as Salford Royal Hospital.

Contact our Monton team for more information or to book a viewing!



Flat 2 Westcliffe, 94 Wellington Road, Eccles, Manchester, Lancashire, M30 9GW

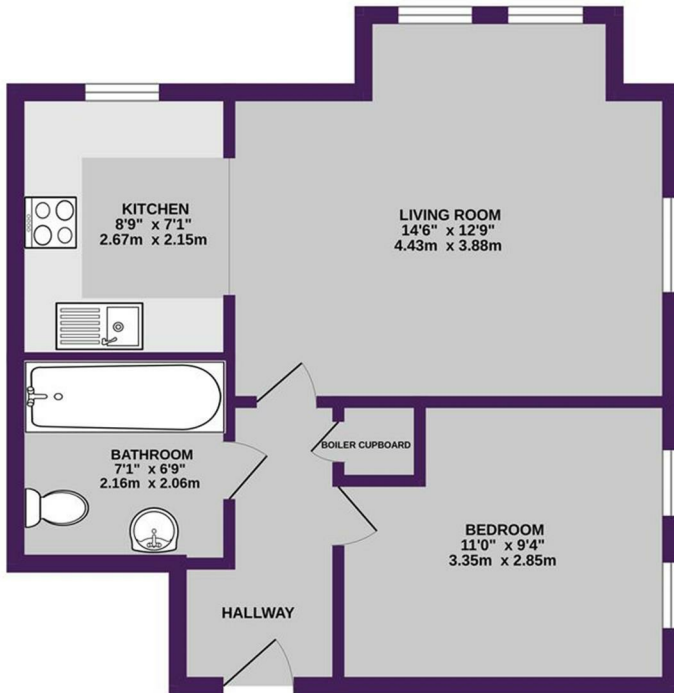
Additional Information

Tenure: Leasehold
 Length of Lease Remaining: 977 years
 Annual Ground Rent: £100
 Ground Rent Review Period: Annually in January
 Annual Service Charge: £1200
 Service Charge Review Period: Annually in April
 Council Tax Band: A
 EPC Rating: TBC
 Ownership Amount: 100%

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.

GROUND FLOOR
 421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 421 sq.ft. (39.1 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.
 Made with Metropix (2023)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	73		