

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



Feversham Close, Ellesmere Park, Manchester

Offers Over £649,999

Located in the sought-after area of Ellesmere Park, and sitting on a large plot is this stunning 4 bedroom detached home which comes complete with multiple bathrooms, off road parking and a fantastic rear extension! There really isn't anything you can't love about this unique and spacious home!

To the ground floor there are multiple rooms for you to explore. To the front of the property there are two reception rooms, on one side, what was previously the garage has been converted into a large utility with sauna and marble dog wash and has been finished with a beautiful bay window so the aesthetics are in keeping with the style of the house. To the other side of the hallway there is another good size reception room which is currently being used as a home office and gym. Both the sauna and gym will be removed upon completion of the sale so you have free reign to use these great sized rooms however you wish! Perhaps a full size home office, or child's playroom, the choice is yours!

To the rear of the property is the stunning modern kitchen, and great size lounge which both open onto a large extended fourth reception room with bi-folding doors and a set of patio doors which both lead out onto the beautiful and extensive rear garden! The kitchen itself comes complete with double oven, wine cooler and plenty of storage, all neatly packaged in modern grey units with granite worktops! No stone has been left unturned with the renovation of this fantastic living space which is ideal to entertain in. There is also a downstairs WC for added convenience!



10 Feversham Close, Ellesmere Park, Manchester, M30 9EU

As you head upstairs you will be greeted by four double bedrooms, two of which feature an ensuite shower room, and a main family shower room, all of which are fully tiled and have been completed to a high standard with quality fittings. Externally there is a driveway for multiple vehicles, and garden to the front of the property, and to the rear a substantial garden with extensive lawn area, large patio and room for storage.

The location is also spot on! Surrounded by the tree-lined roads of Ellesmere Park, there are plenty of green spaces to enjoy on your weekend strolls, as well as being a 10 minute walk to Monton high street which hosts a range of bars, shops and restaurants for you to work your way through, not to mention those handy amenities such as post office, pharmacy and bank! Eccles Train and Metrolink stations are within a 10-15 minute walk also for those requiring public transport, and the motorway network is close at hand.

For your chance to view this beautiful and chain free property, contact our Monton team for more information.

Additional Information

Tenure: Freehold
Council Tax Band: E
EPC Rating: C
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
1076 sq.ft. (100.0 sq.m.) approx.

1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 1784 sq.ft. (165.8 sq.m.) approx.

While 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 1/2022

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	87	B	B