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Monsall Road

Manchester, M40 8WP

Offers Over £180,000

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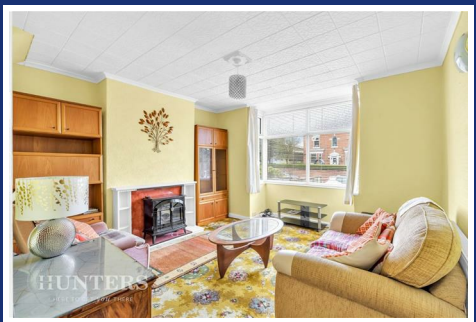
- SEM-DETACHED
- EXTENDED KITCHEN
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN
- DRIVEWAY
- 2 BEDROOMS
- GAS CENTRAL HEATING
- EASY ACCESS TO TRANSPORT LINKS
- GARDENS FRONT AND REAR

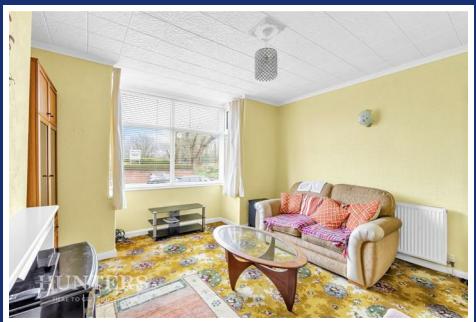
Tel: 0161 669 4833

Monsall Road

Manchester, M40 8WP

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Located on Monsall Road in Manchester, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the house is designed to maximise space and light, creating a bright and airy environment throughout.

The semi-detached nature of the house provides added privacy, making it a perfect sanctuary away from the hustle and bustle of city life.

Located in a desirable area of Manchester, this home benefits from excellent transport links and local amenities, making it easy to access everything the city has to offer. Whether you are looking to enjoy the vibrant culture, dining, or shopping experiences, you will find it all within a short distance.

This property is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood while enjoying the comforts of a well-designed home. Don't miss the chance to make this charming semi-detached house your own. EPC Rating D

Hallway
The entrance hallway is compact and bright, with a small window allowing natural light to enter. The floor is covered with patterned carpet, and a radiator is positioned beneath the window, making a welcoming initial space as you enter the home.

Lounge
14'5" x 13'0" (4.40m x 3.96m)
The lounge offers a bright, welcoming space with a large bay window allowing plenty of natural light to flood in. It features a warm yellow paint finish and a fireplace as a focal point, complemented by built-in wooden shelving and cupboards, creating a cosy yet practical living area.

Dining Room
13'0" x 7'9" (3.96m x 2.35m)
The dining room provides a functional space adjacent to the kitchen, with neutral décor and carpeted flooring. It connects directly to the kitchen, allowing for easy meal serving and casual family dining.

Kitchen
11'2" x 6'4" (3.39m x 1.93m)
The kitchen is compact and practical, featuring light wood cabinetry with cream tiled walls and a large window over the sink overlooking the rear garden. It is equipped with a freestanding electric cooker and space for appliances including a washing machine and fridge freezer. The kitchen is bright and benefits from natural light through the window.

Landing
The landing connects the two bedrooms and shower room upstairs, featuring a patterned carpet and providing access to each room in a compact space.

Bedroom 1
14'5" x 13'0" (4.40m x 3.96m)
The larger bedroom is bright and spacious, featuring a wide bay window that fills the room with light and offers views over the front garden. The neutral décor and carpeted floor make it a versatile space that can be personalised with ease.

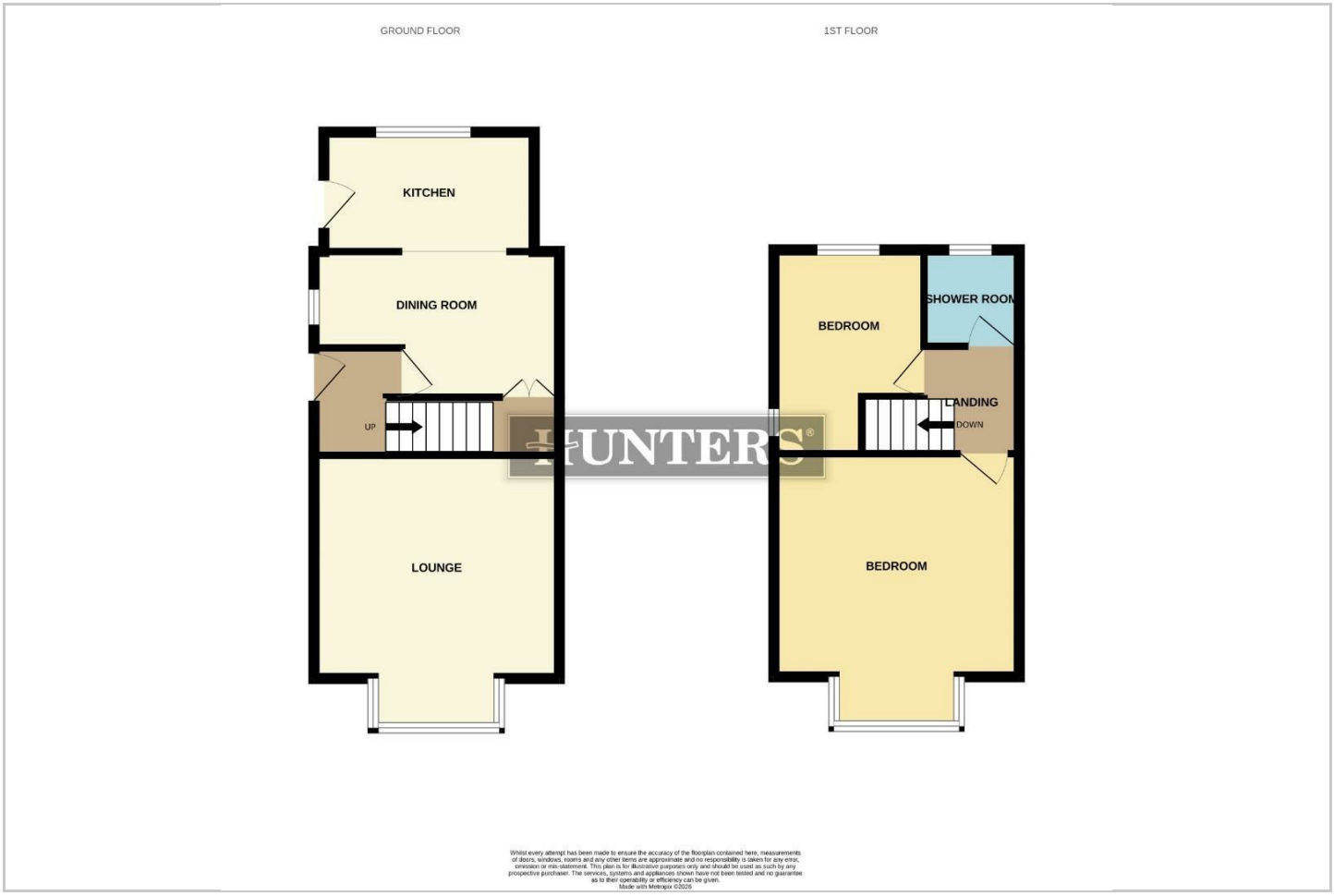
Bedroom 2
10'9" x 7'11" (3.29m x 2.42m)
The second bedroom is cosy with dual aspect windows allowing light from two directions. It features neutral wallpaper and carpet, with a fitted wardrobe providing valuable storage space.

Shower Room
5'1" x 5'1" (1.56m x 1.54m)
The shower room includes a corner shower cubicle with sliding doors, a wash basin fitted into a vanity unit, and a close coupled WC. The cream walls and window provide a light and airy feel to this compact bathroom.

Rear Garden
The rear garden features a large paved patio area ideal for outdoor seating and entertaining, with a lawn beyond bordered by fencing and mature trees. A wooden garden shed provides additional storage space, and the garden enjoys a peaceful, private aspect with greenery beyond the fencing.

Material Information - Oldham
Tenure Type; Freehold
Council Tax Banding; A

Floorplan


GROUND FLOOR
1ST FLOOR
KITCHEN
DINING ROOM
UP
LOUNGE
BEDROOM
SHOWER ROOM
LANDING
DOWN
BEDROOM
HUNTERS®
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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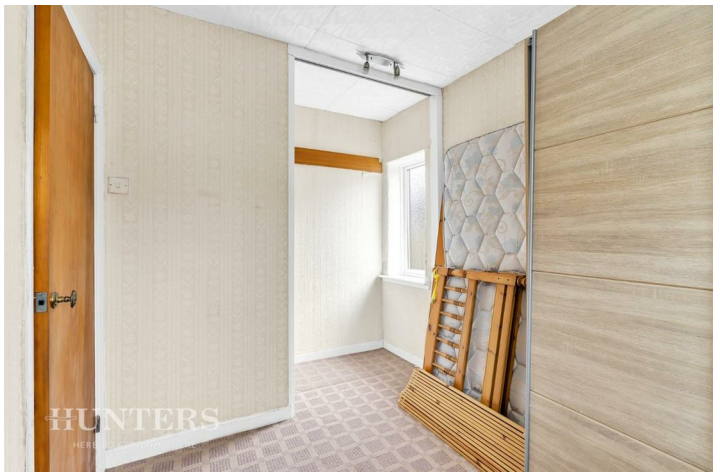










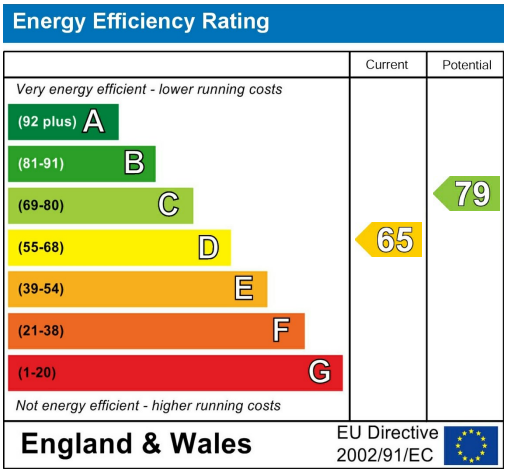


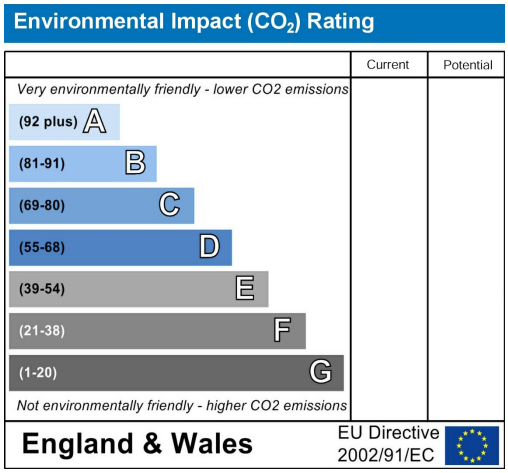






Energy Efficiency Graph

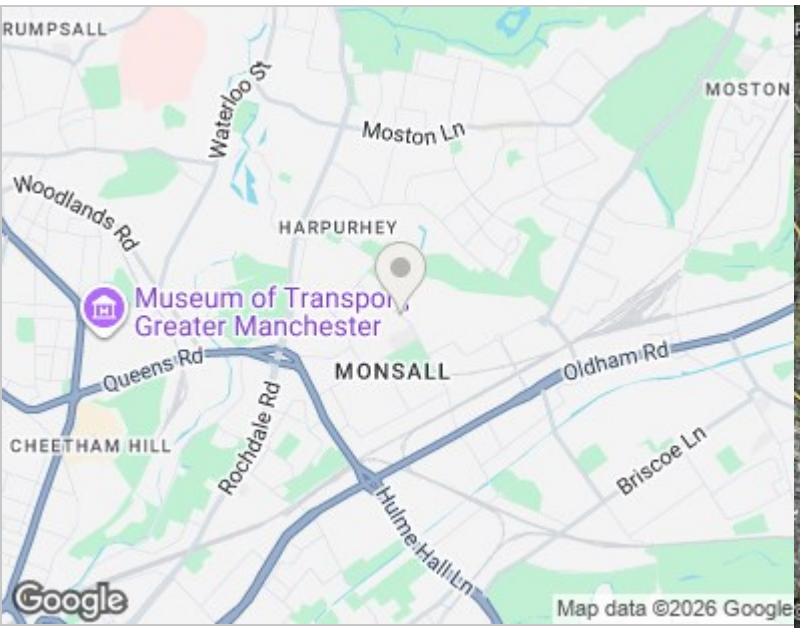




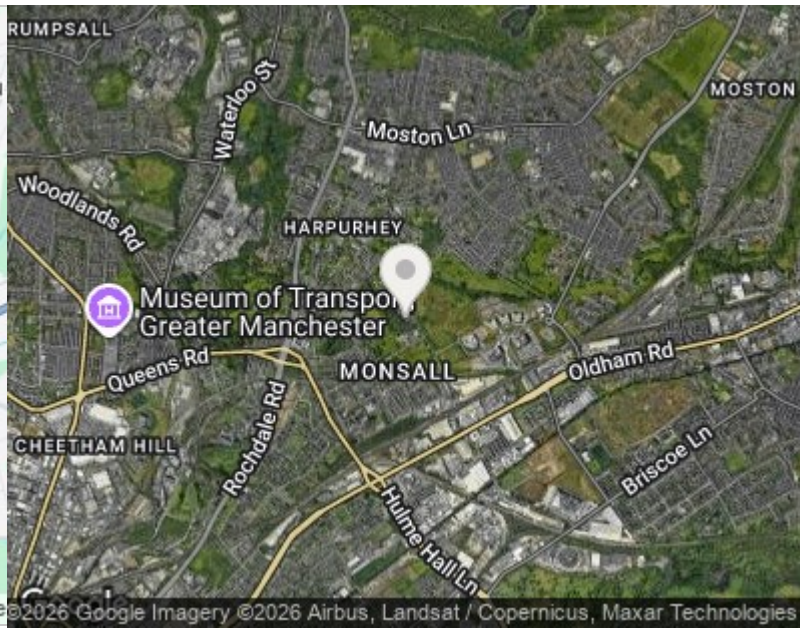
Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman