

THE property MAN

Monton Street, Fallowfield, Manchester, M14

Offers Over £340,000

Freehold

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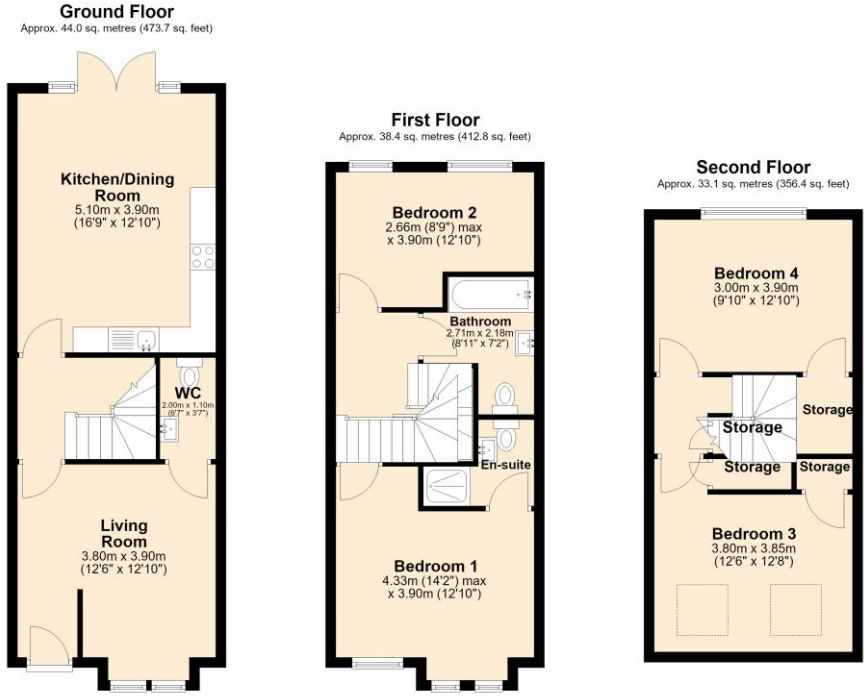
A well-presented four-bedroom terraced property arranged over three floors, ideally located on Monton Street. The property benefits from gated off-road parking, NO ONWARD CHAIN, and an excellent location close to Oxford Road, making it an attractive option for both investors and families looking for a spacious home.

The ground floor comprises a welcoming front reception room with laminate flooring, a convenient downstairs WC and a small utility area. To the rear is a spacious open-plan kitchen and dining area, fitted with an integrated dishwasher and fridge/freezer, gas hob and electric oven. French doors open onto the decked rear garden, which provides access to the gated parking area.

On the first floor, there are two generously sized double bedrooms and two bathrooms. The main bedroom benefits from its own en-suite shower room, while the second bedroom is served by a separate family bathroom. Both bedrooms and the family bathroom.

The second floor provides a further two double bedrooms, with both rooms benefiting from Velux windows and additional storage. The rear bedroom also benefits from a useful storage cupboard and loft access.

With its versatile three-storey layout, four double bedrooms, gated parking and convenient location, this property offers excellent potential for a range of buyers, whether as a family home or an investment opportunity.



Total area: approx. 115.5 sq. metres (1242.9 sq. feet)

- Freehold
- EPC B
- Council Tax C



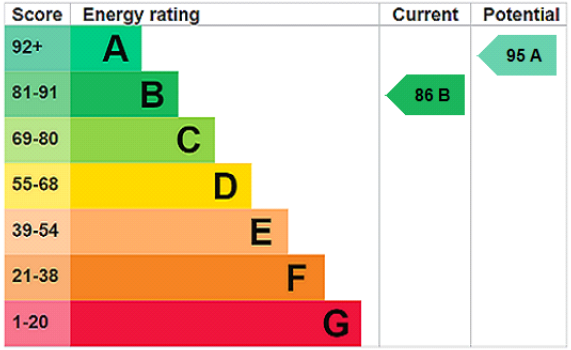












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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.