



Monton Green, Eccles

Manchester

HILLS

Offers in Region of £800,000

Monton Green

Eccles, Manchester

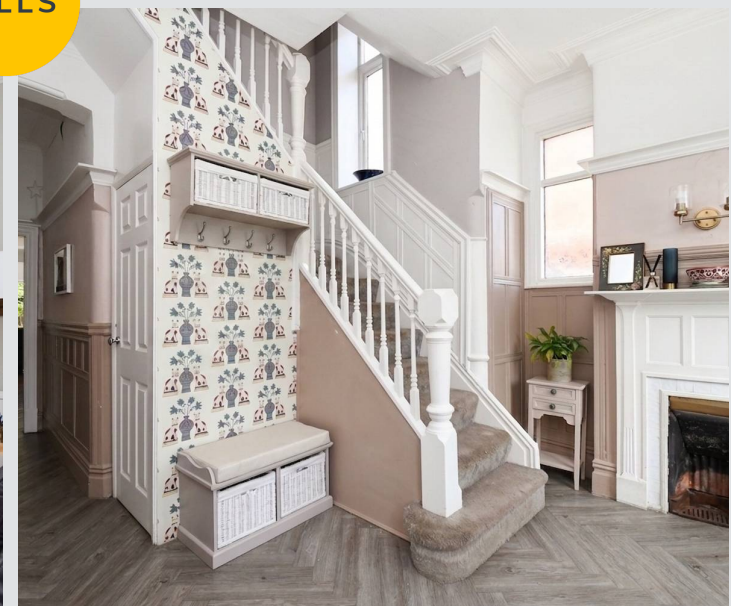
Magnificent six double bed semi on Monton Green with original features, spacious living, open-plan kitchen, three bathrooms, parking for multiple cars, and sought after school catchment. Prime location. Council Tax band: E

Tenure: Leasehold

- Extensively extended family home laid across three floors with stunning original features
- Perfectly positioned on the desirable Monton Green
- Bay fronted Lounge, second reception room and an impressive 29ft open plan kitchen, living and dining space with bifold doors
- Utility room
- Six double bedrooms, master complete with dressing room
- Family bathroom, two ensuite bathrooms and a guest WC to the ground floor
- Off road parking to the front for at least six cars with an electric charging point
- Beautiful private rear garden with patio lawn and terrace to the bottom of the garden with stunning mature Acer and Magnolia trees
- Excellent amenities offered on Monton High Street and perfectly positioned within catchment for Monton Green primary



HILLS



Entrance Hallway

18' 5" x 11' 6" (5.61m x 3.51m)

Reception Room One

15' 4" x 12' 8" (4.67m x 3.86m)

Reception Room Two

15' 3" x 12' 5" (4.65m x 3.79m)

Kitchen/Diner

29' 7" x 22' 0" (9.02m x 6.71m)

Utility Room

11' 6" x 6' 1" (3.51m x 1.85m)

Downstairs W.C.

6' 2" x 5' 4" (1.88m x 1.63m)



HILLS



Landing

Bedroom One

11' 0" x 10' 6" (3.35m x 3.20m)

En suite

10' 0" x 6' 8" (3.05m x 2.03m)

Bedroom Two

14' 0" x 12' 4" (4.27m x 3.76m)

Bedroom Three

13' 9" x 12' 8" (4.19m x 3.86m)

Bedroom Four

9' 8" x 9' 3" (2.95m x 2.82m)

Bathroom

6' 4" x 6' 0" (1.93m x 1.83m)

Landing

Bedroom Five

13' 5" x 11' 6" (4.09m x 3.51m)

En suite

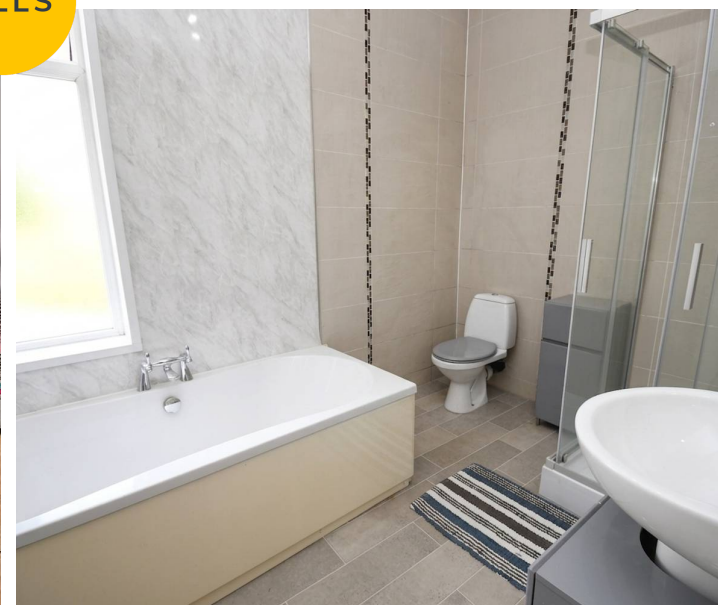
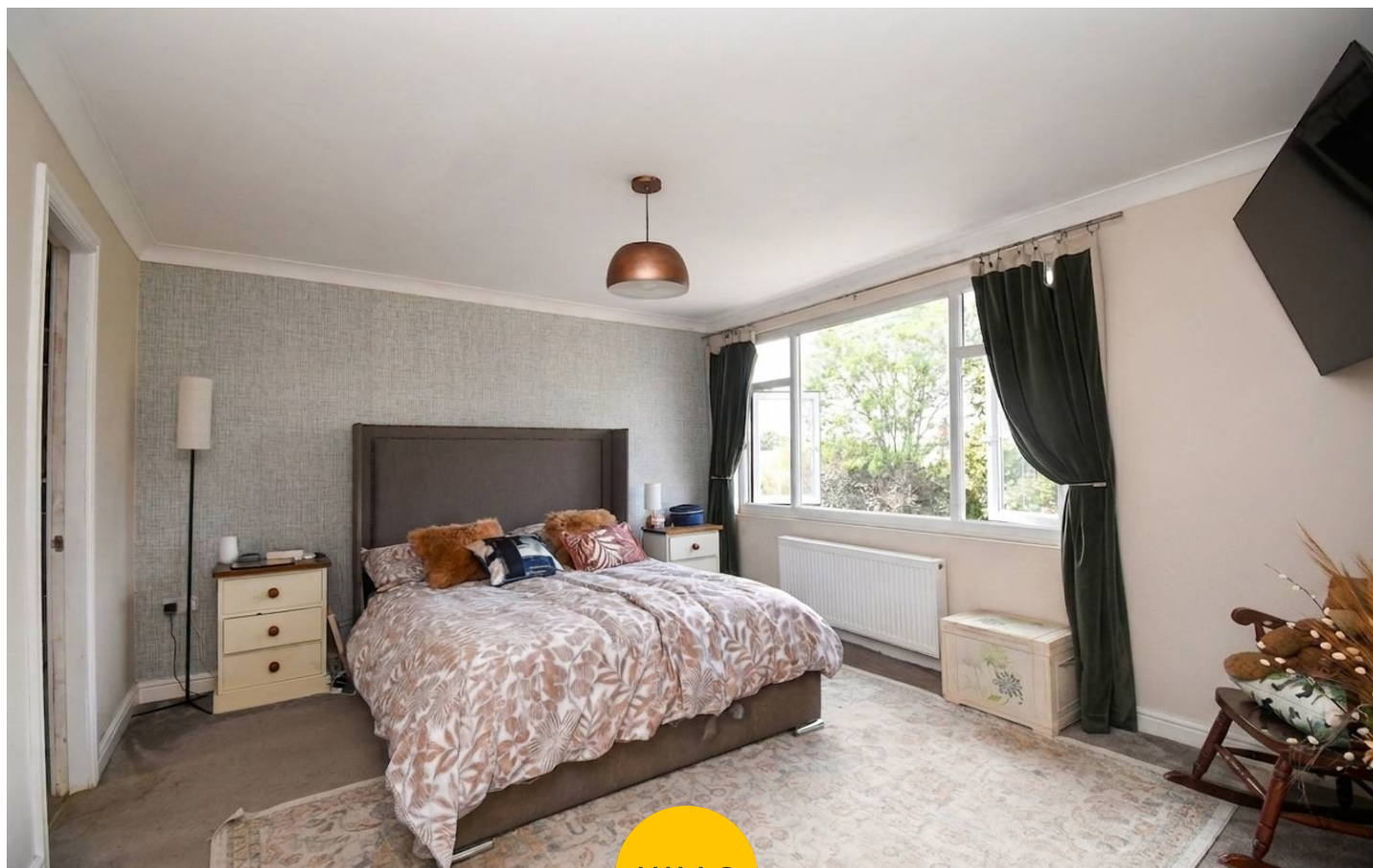
7' 4" x 6' 5" (2.24m x 1.96m)

Bedroom Six

12' 6" x 9' 5" (3.81m x 2.87m)

Dressing Room

9' 5" x 8' 5" (2.87m x 2.57m)





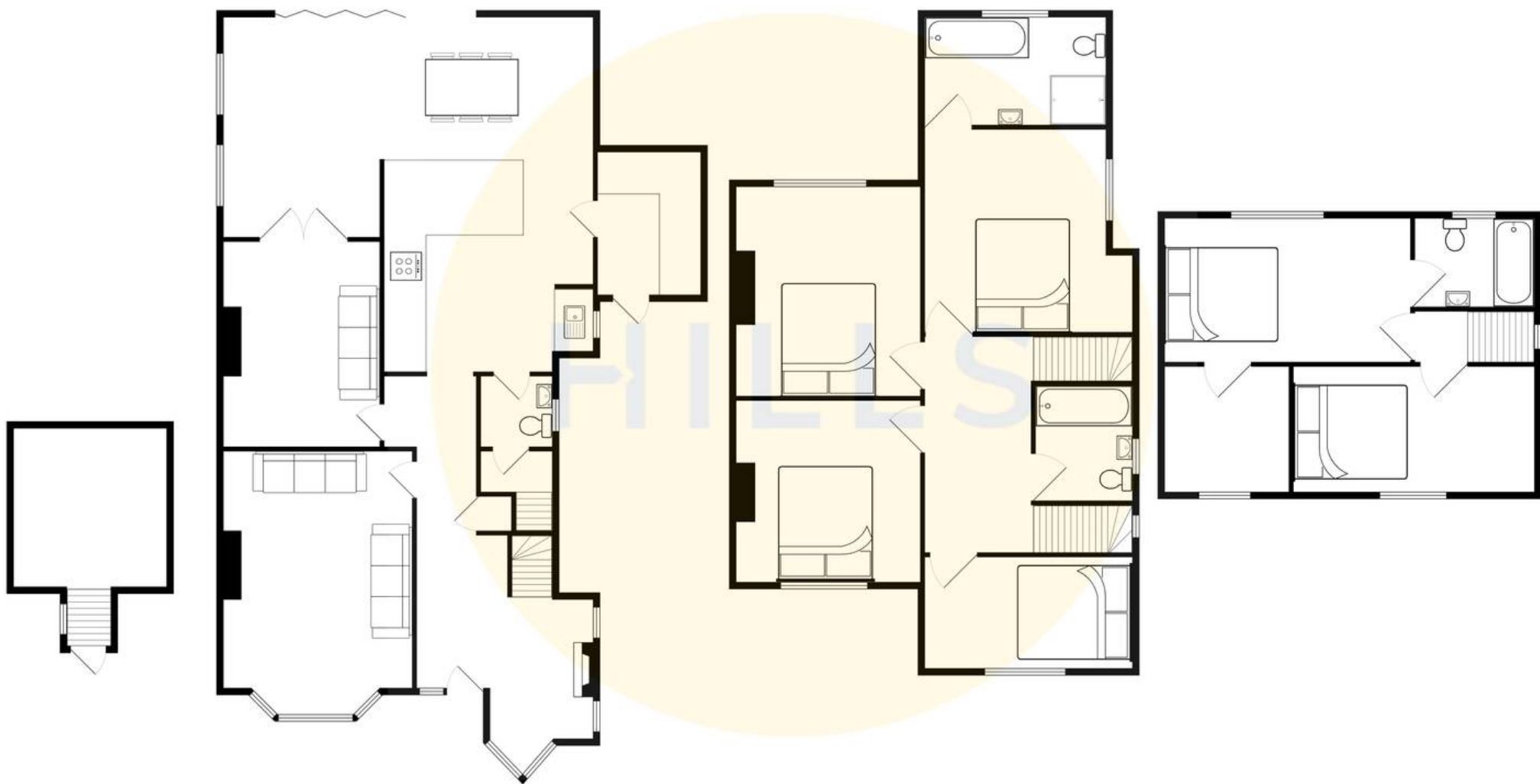
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