

Ascend

Built on higher standards



32 Clifton Road Manchester M30 9GG

- Two bedroom apartment
- Located on the first floor
- Allocated Parking space
- Communal grounds
- Monton Village location
- Council Tax Band B
- Walking distance to local amenities
- Less than 5 minute drive to motorway network
- No chain
- Beautifully Presented throughout

Offers Over £180,000



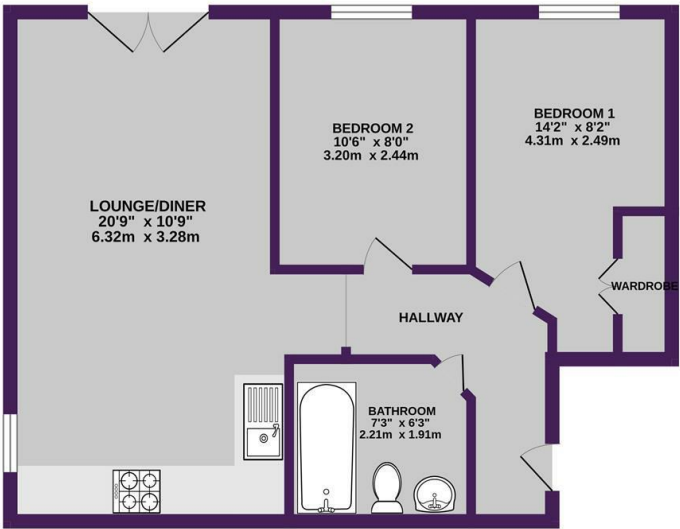
Beautifully presented two bedroom apartment situated on the first floor of this modern, well situated development. Located just a stones throw from Monton Village, you're within easy reach of all the local amenities right on your doorstep. Whether it's needing a pint of milk, popping to the Post Office, or enjoying the many bars and restaurants Monton has to offer.

With no onward chain, fantastic location, allocated parking and communal grounds to enjoy, this apartment is ideal for a first time buy, rental investment or downsize. The current owners have decorated tastefully and have really taken care of the property, meaning you could just move in, unpack your bags and make it your home straight away!

The open-plan kitchen/living area is wide with plenty of space and benefits from heaps of natural light. The kitchen is ideally arranged, with ample storage, and room for all of your kitchen appliances. Both bedrooms are complete with large windows, allowing plenty of natural light to flood the spaces. In the bathroom, you have the versatility and comforts of a shower bath – perfect to suit any future occupant.

Situated within walking distance of Three Sisters Nature Reserve, The Bridgewater Canal and Monton-Worsley loopline, there are plenty of green spaces to explore locally. This lovely apartment is also just a 15 minute walk away from Eccles tram and train station making any commute a breeze! You're also in close proximity to Manchester City Centre, MediaCityUK and Intu Trafford Centre, and for those travelling further afield the motorway network is less than a 5 minute drive away.

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metaplan 42025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ascend

Built on higher standards

0161 707 7584

192 Monton Road, Monton, Manchester, M30 9PY

monton.sales@ascendproperties.com,
monton.lettings@ascendproperties.com
www.ascendproperties.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property