

Granville Street, Monton

Manchester



Offers Over £450,000

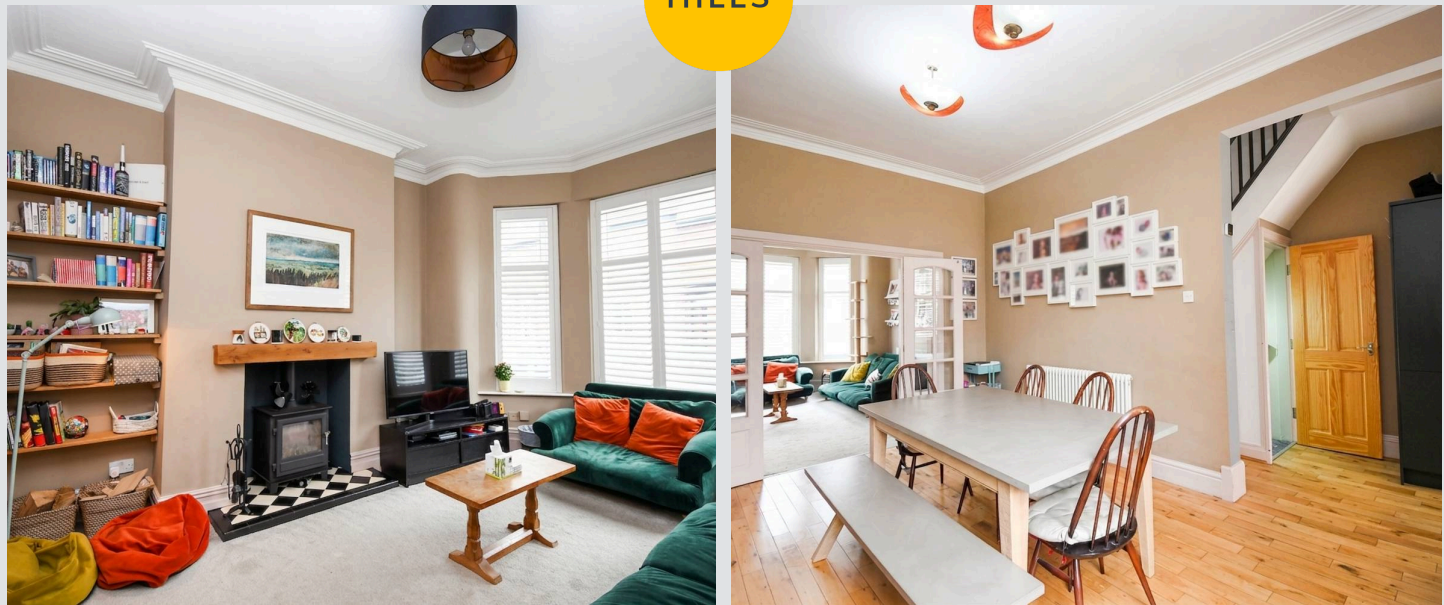
Granville Street, Monton

A magnificent four-bedroom period terraced house set across four expansive floors awaits you in the very heart of Monton Village, offering a rare blend of character, modern living, and superb accessibility to highly regarded schools, vibrant amenities, and tranquil green spaces.

As you enter this beautifully presented home, you are welcomed by an impressive open plan ground floor that immediately exudes warmth and sophistication. The bay-fronted lounge, complete with an inviting log burner, creates a perfect setting for relaxing evenings, seamlessly connecting to a versatile second reception room ideal for formal dining or family meals. This space flows effortlessly into the contemporary fitted kitchen, designed to cater for both family meals and social gatherings with style and practicality. Descend to the fully tanked cellar, which has been thoughtfully converted to provide a dedicated play area and a separate utility room, ensuring ample space for both recreation and daily chores.

The upper levels boast four generous bedrooms, each offering abundant natural light and flexibility for family living, home working, or guest accommodation. The upper floor bedroom benefits from a sleek ensuite bathroom, providing a private retreat, while the remaining bedrooms are served by a stunning four-piece family bathroom suite featuring a freestanding tub and a luxurious walk-in shower, perfect for unwinding at the end of the day.

Throughout, period features blend harmoniously with modern finishes, creating a unique and welcoming atmosphere. With its prime location within the catchment area for sought after schools and close proximity to Monton's array of shops, cafes, bars and transport links, this home offers an unrivalled lifestyle opportunity for families and professionals alike. Properties of this calibre and in such a desirable setting are rarely available, so don't miss your chance!



HILLS

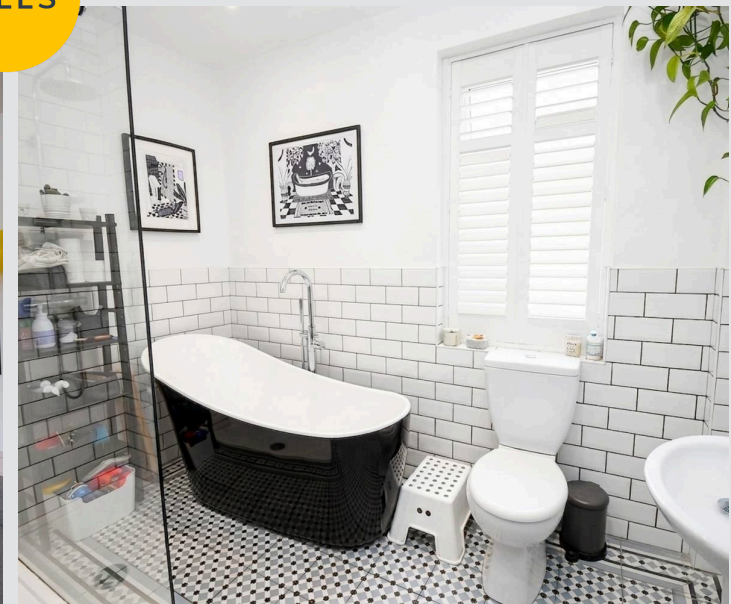


- Fabulous period property laid across four spacious floors in heart of Monton Village
- Open plan layout to the ground floor
- BAY fronted LOUNGE with log burner. Second RECEPTION room seamlessly flowing into the modern fitted kitchen.
- Fully tanked CELLAR boasting play room and utility area
- FOUR spacious bedrooms over the upper 2 floors, one complete with en-suite bathroom.
- Stunning four piece family bathroom suite with three standing tub and walk-in shower
- Surrounded by a host of amenities, restaurants, cafes, and green spaces
- Within catchment for sought after schooling



Council Tax band: B

Tenure: Freehold



Measurements:

Entrance Hallway

Reception Room One

15' 2" x 11' 9" (4.62m x 3.58m)

Reception Room Two

15' 4" x 11' 1" (4.67m x 3.38m)

Kitchen

15' 8" x 9' 8" (4.78m x 2.95m)

Cellar

14' 1" x 10' 3" (4.29m x 3.12m)

Landing

Bedroom Two

16' 5" x 12' 0" (5.00m x 3.66m)

Bedroom Three

15' 3" x 11' 0" (4.65m x 3.35m)

Bedroom Four

10' 0" x 8' 7" (3.05m x 2.62m)

Bathroom

9' 4" x 6' 8" (2.85m x 2.03m)

Bedroom One

14' 9" x 13' 4" (4.50m x 4.06m)

En suite

9' 4" x 4' 5" (2.85m x 1.35m)

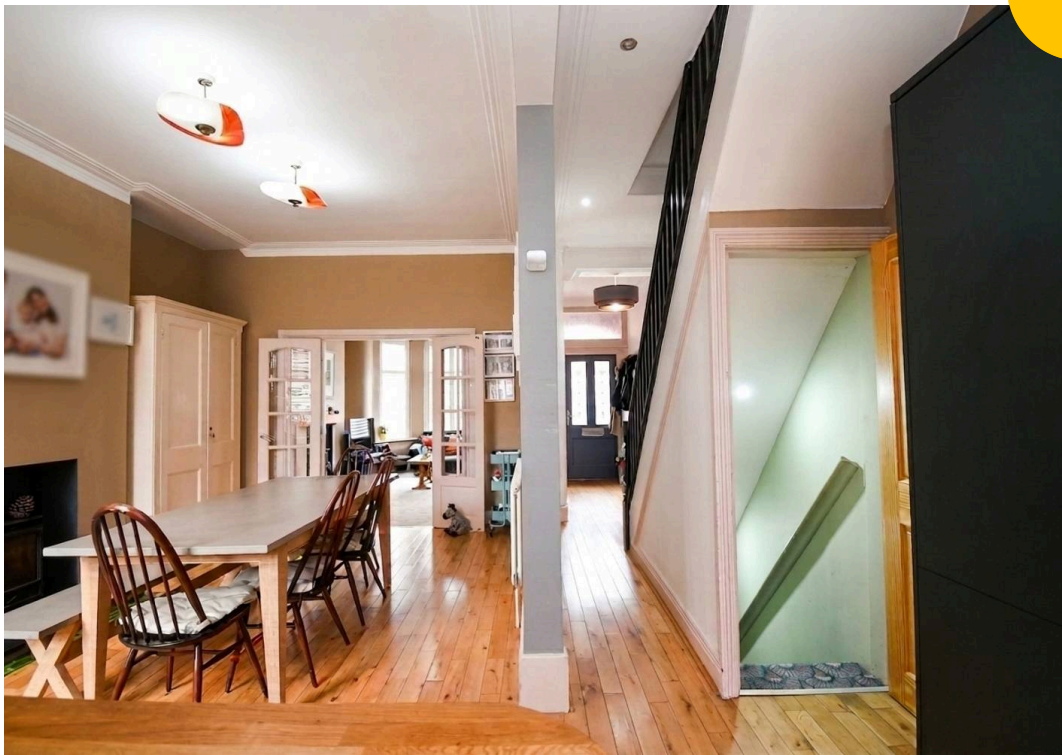


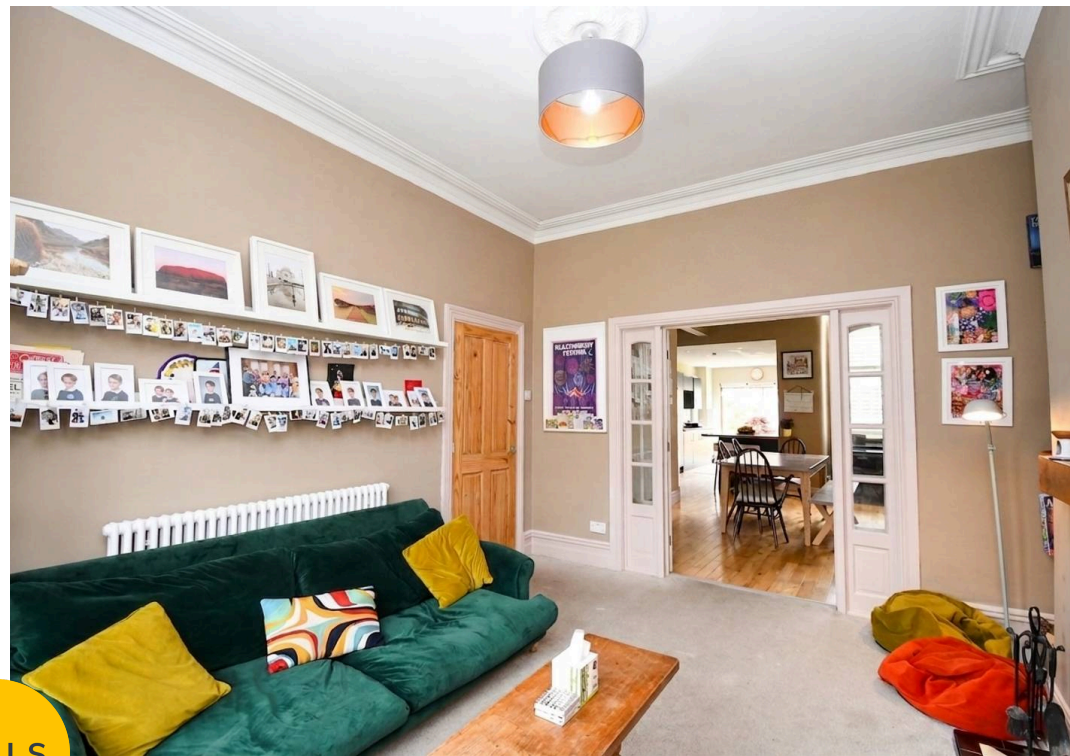
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