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 4  1  2  

# Rocky Lane, Monton, Manchester

## Offers Over £500,000



This substantial period property offers an exciting opportunity for buyers looking to create a truly special family home. In need of modernisation, the property boasts an abundance of space across four floors, providing the perfect canvas to blend contemporary living with its wealth of original character features.

The ground floor offers generous reception space, including a spacious living room and separate dining room, alongside a well-proportioned kitchen area and cloakroom with scope to reconfigure and extend (subject to the necessary consents). The lower ground floor adds further versatility, ideal for additional living space, a home office, or playroom.

To the upper floors, the property provides four well-sized bedrooms, including an impressive top-floor room, alongside family bathroom facilities. The layout lends itself perfectly to growing families seeking both space and flexibility.

Externally, the property benefits from a private south-facing rear garden, ideal for outdoor entertaining and family use, as well as a detached garage and off-road parking.

Retaining stunning period features throughout, this home is brimming with character and charm, offering huge potential to enhance and add value.

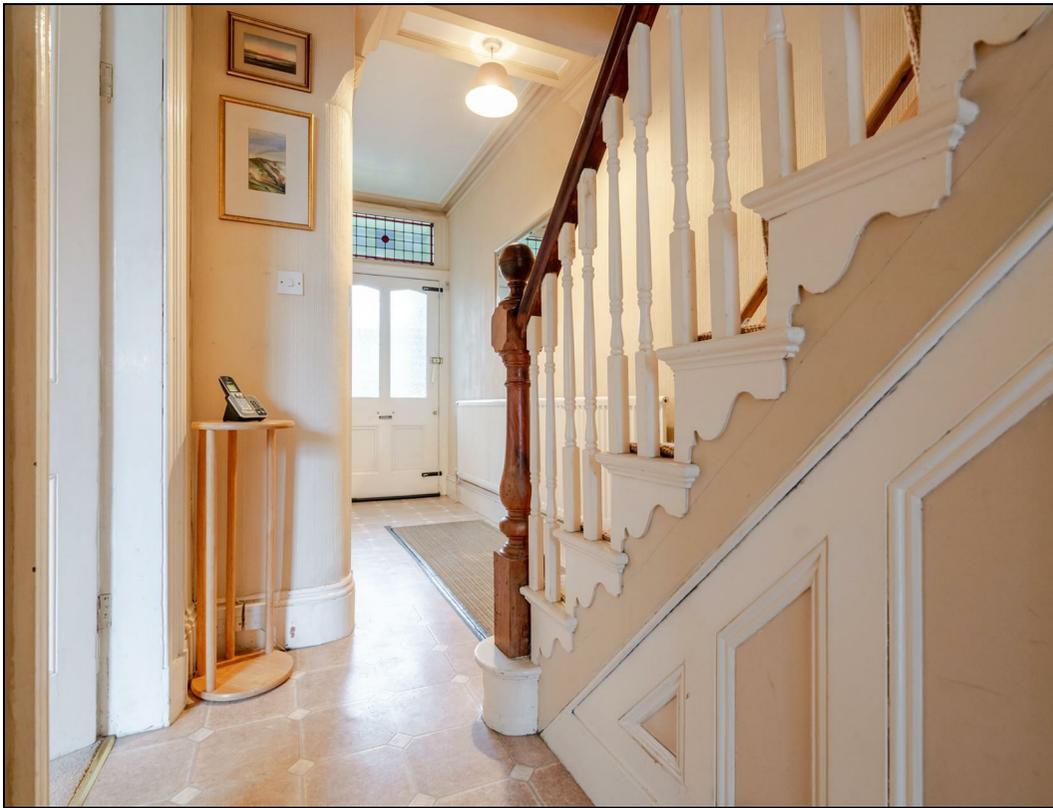
Whether you are seeking a spacious family residence, proximity to outstanding schools, or an enviable location with excellent transport links across Manchester and beyond, this property truly stands out as a rare find. Opportunities like this are few and far between, do not miss your chance to secure an impressive home in one of Monton's most desirable locations.

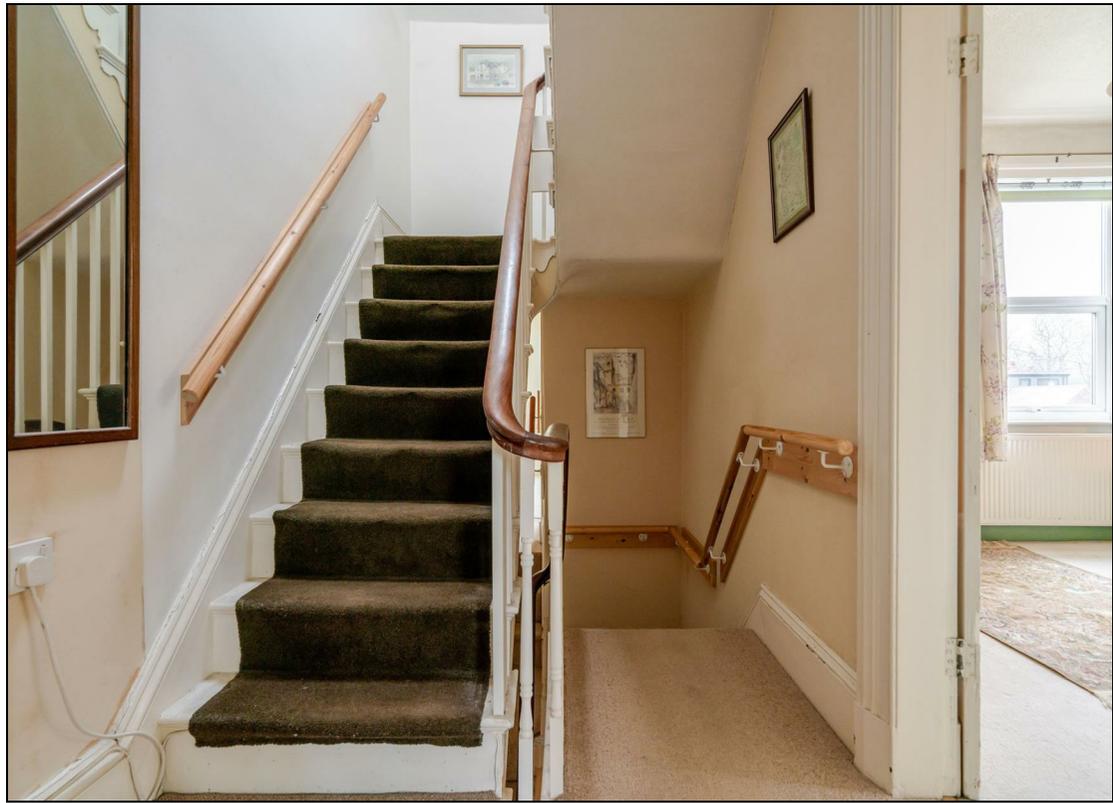


## KEY FEATURES

- FREEHOLD
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION
- OFF ROAD PARKING TO THE REAR
- PRIVATE SOUTH FACING GARDEN
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- CELLARS
- PERIOD FEATURES
- MUST BE SEEN TO FULLY APPRECIATE

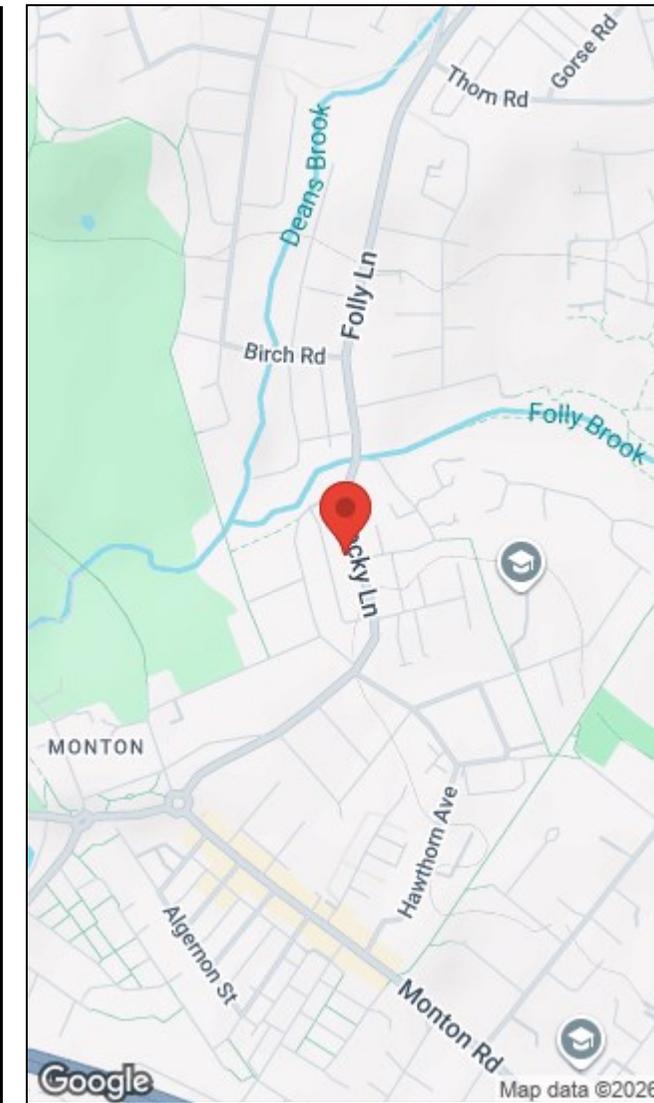






**Approximate Gross Internal Area 2294 sq ft - 213 sq m  
(Excluding Garage)**

Lower Ground Floor Area 701 sq ft – 65 sq m  
 Ground Floor Area 657 sq ft – 61 sq m  
 First Floor Area 603 sq ft – 56 sq m  
 Second Floor Area 333 sq ft – 31 sq m  
 Garage Area 198 sq ft – 18 sq m



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	74		
	58		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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