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Monton Avenue, Monton, Manchester

Offers In The Region Of £415,000



Situated just a short walk from the vibrant Monton High Street, yet tucked away in a peaceful setting, this beautifully presented mid-bay terraced home offers spacious accommodation set over three floors. Dating back to the early 1900s, the property seamlessly blends period charm with stylish, modern finishes, creating a superb family home full of character.

A welcoming entrance hall with high ceilings leads to two elegant reception rooms. The bay-fronted lounge features a cast iron fireplace and opens into a generous dining room with French doors to the rear courtyard, ideal for entertaining. To the rear, a country-style breakfast kitchen is fitted with modern units, wood block worktops, a Smeg oven, gas hob and slate flooring, with access to the cellar offering excellent storage or conversion potential.

Upstairs, the first floor hosts two spacious double bedrooms, including a principal bedroom with fitted wardrobes, along with a recently installed luxury bathroom featuring a freestanding bath and Crittall-style shower. The second floor provides a further bright double bedroom with skylight and useful storage.

Externally, the front garden has been adapted to provide off-road parking, while the rear boasts a low-maintenance enclosed courtyard.

Located in one of Monton's most desirable areas, close to cafés, restaurants, the Bridgewater Canal, excellent schools and superb transport links via the A580 and M60, this is a fantastic opportunity to acquire a characterful home in an outstanding location.



KEY FEATURES

- HIGHLY SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- PERIOD FEATURES
- MOVE IN READY
- SET OVER FOUR FLOORS
- STUNNING FOUR PIECE BATHROOM
- FREEHOLD
- OPEN PLAN LIVING/DINING ROOM





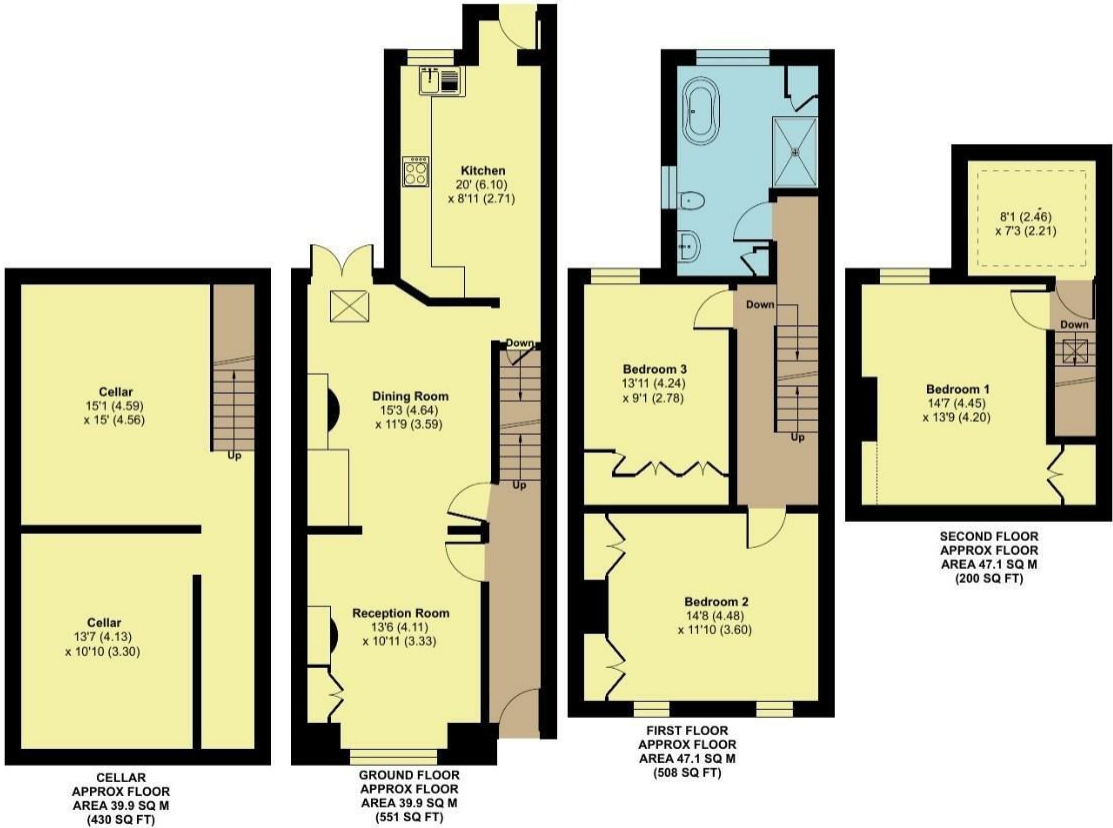


Monton Avenue, Eccles, Manchester, M30

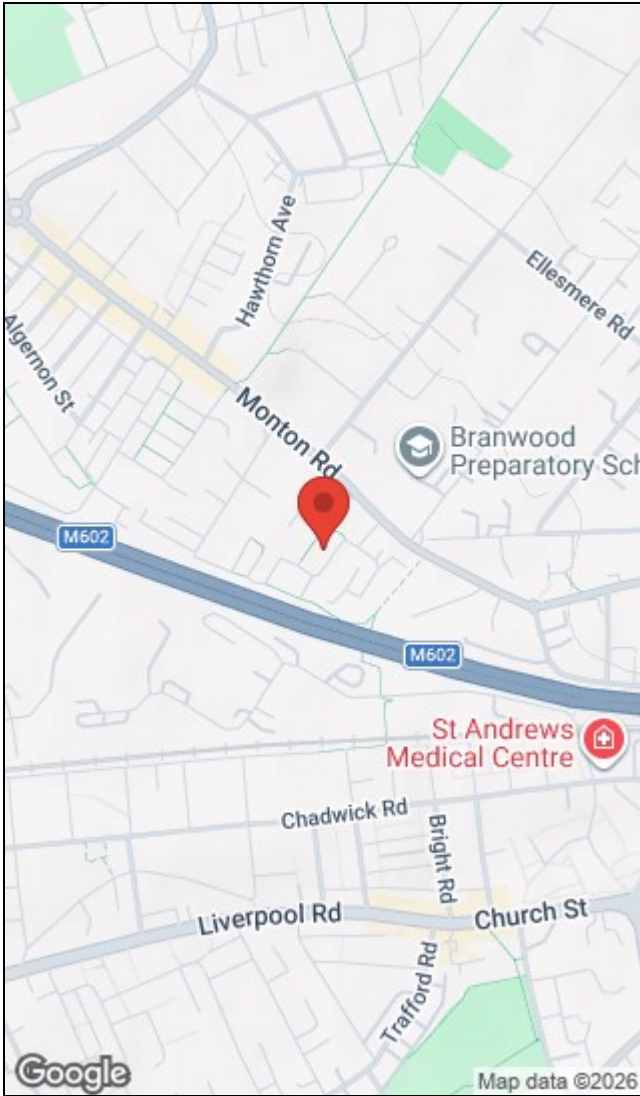
Approximate Area = 1689 sq ft / 156.9 sq m
Limited Use Area(s) = 67 sq ft / 6.2 sq m
Total = 1756 sq ft / 163.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1407710



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		69			
	51				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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