



Monton Court, Monton Road

Manchester



Offers Over **£140,000**

Monton Court

Eccles, Manchester

Ground floor apartment in Monton Village - spacious bedroom, open plan living, modern finishes, ideal for first-time buyers/investors, electric heating, double-glazed windows, no vendor chain. Perfect for comfortable living.

Council Tax band: A

Tenure: Leasehold

- Located in the Desirable, Vibrant Monton Village
- Ideal First Buy, Investment or Downsize
- Positioned on the Ground Floor
- Open Plan Kitchen, Lounge & Dining Space
- Generous Bedroom
- Modern Three Piece Bathroom Suite
- Fully Electric & Double Glazed Throughout
- Offered with No Vendor Chain
- Residents Parking, Well Kept Communal Areas & Gardens



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Entrance Hallway

Entered via a hard wood front door. Complete with two ceiling light points, electric radiator and carpet flooring.

Lounge

13' 2" x 12' 4" (4.01m x 3.76m)

Spacious lounge with a ceiling points, double glazed bay window and electric radiator. Fitted with carpet flooring.

Kitchen

11' 3" x 5' 8" (3.43m x 1.73m)

Featuring complementary wall and base units with a integrated stainless steel sink and stainless steel extractor. Integral electric hob and cooker, fridge freezer and washer. Complete with a ceiling light point, double glazed window, part tiled walls and lino flooring.

Bedroom 1

14' 1" x 9' 5" (4.29m x 2.87m)

Featuring ceiling light point, double glazed window and electric radiator. Complete with carpet flooring.

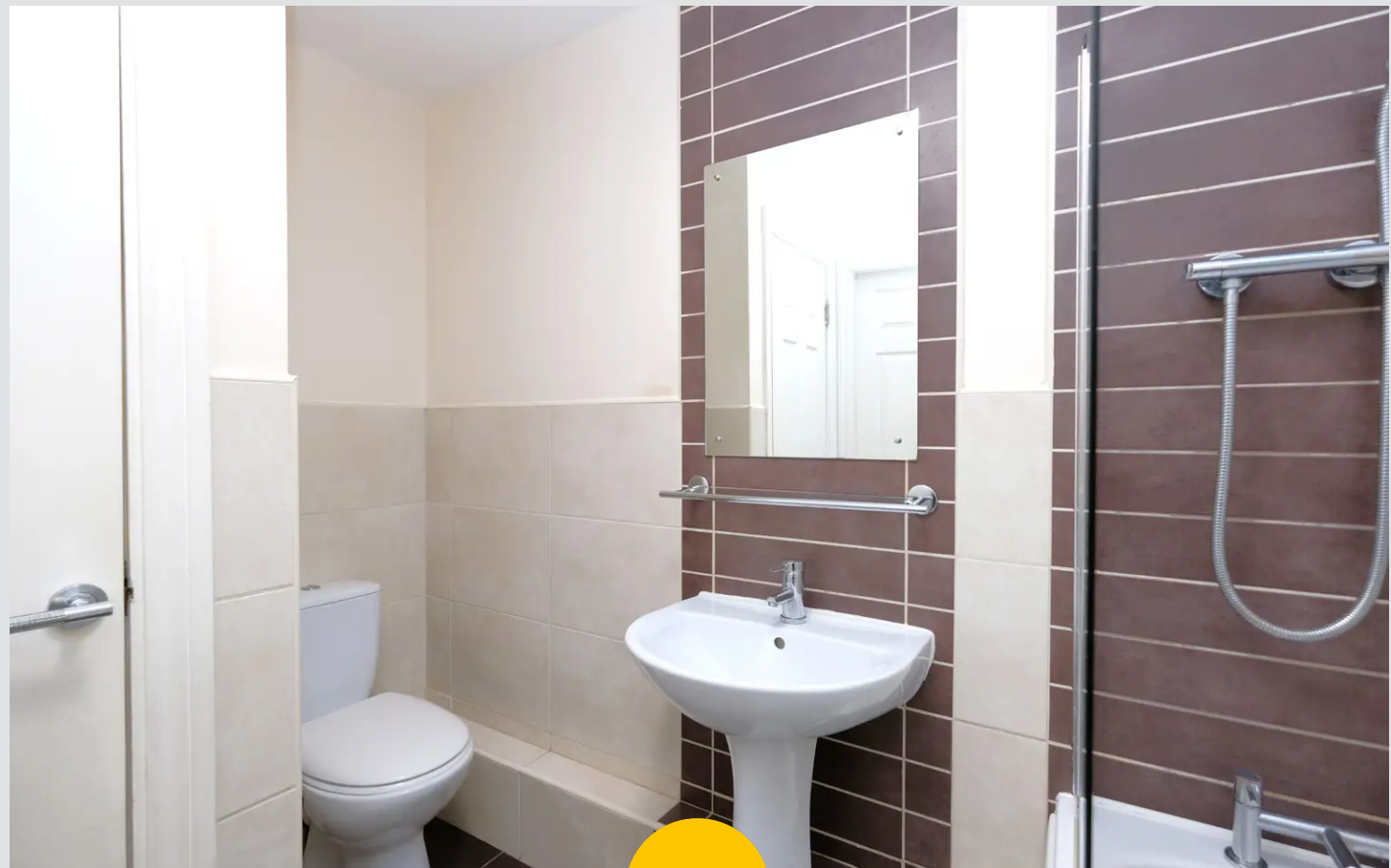
Bathroom

8' 3" x 5' 6" (2.51m x 1.68m)

Featuring a three - piece suite including a bath with a shower over, pedestal hand wash basin and W/C. Complete with a ceiling light point and heated towel rail. Fitted with tiled walls and flooring. Water tank.

External

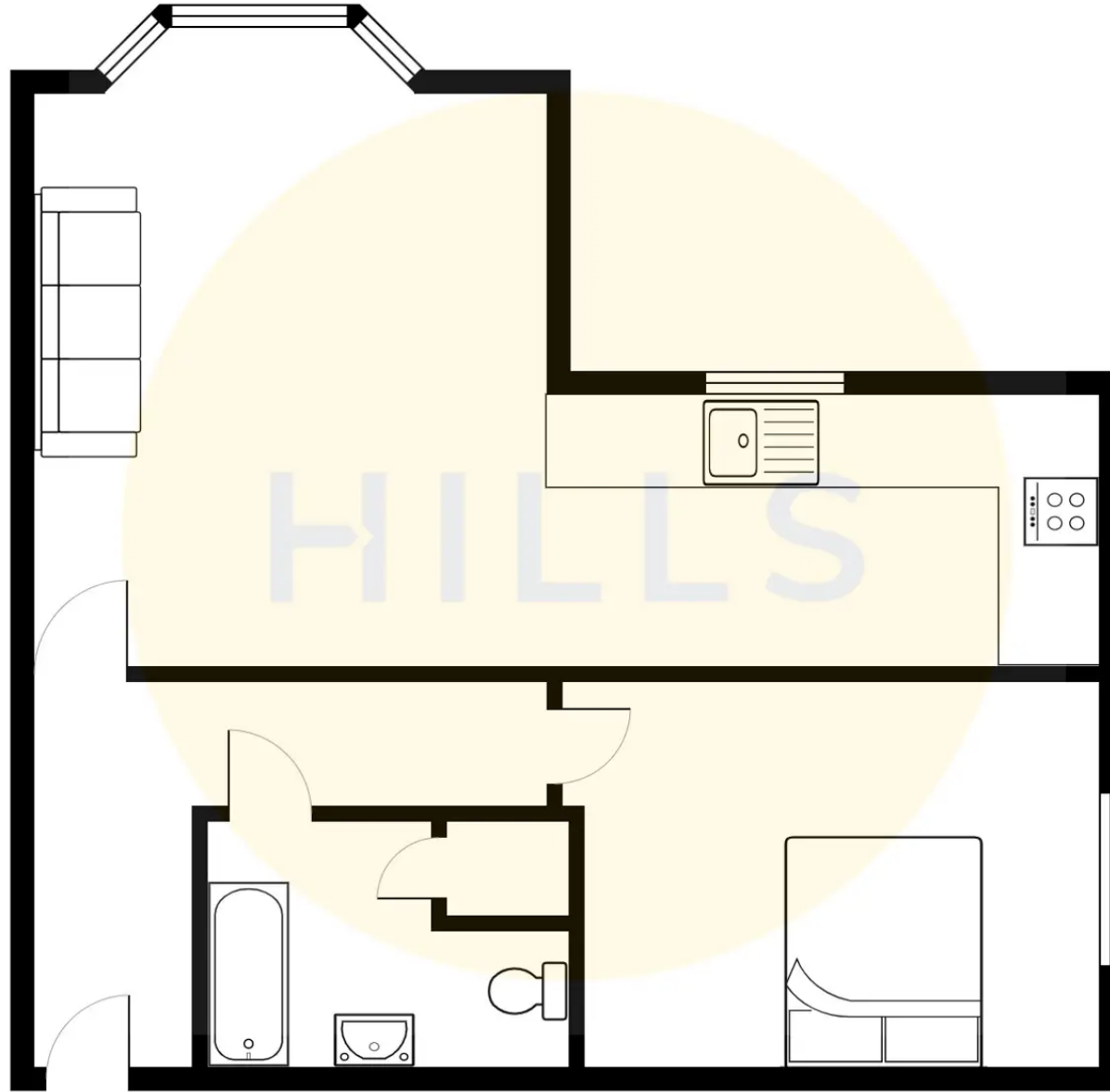
Complete with resident parking and communal gardens.





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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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