



Lower Monton Road, Eccles

Manchester



Offers Over £240,000

Lower Monton Road

Eccles, Manchester

Stunning family home with traditional charm and contemporary style. 4 floors, spacious kitchen, bay-fronted lounge, three double bedrooms, en suite, cellar, 60ft rear yard. Near shops, motorways, Monton Village amenities. Perfect for modern living and entertaining. Schedule a viewing today!

Council Tax band: B

Tenure: Freehold

- Spacious Family Home With Traditional Features & Decorated with a Contemporary Twist
- Laid over an Impressive Four Floors
- Bay Fronted Family Lounge & Separate Formal Dining Room
- Spacious Fitted Kitchen with a Gas Range Cooker
- Family Bathroom with Corner Bath Tub
- Three Generously Sized Double Bedrooms, with En Suite Bathroom off the Master
- Private, Low Maintenance Rear Yard Reaching Approx 60ft
- Perfectly Located Within Easy Reach to Shops & Excellent Motorway Links
- Positioned Just a Short Walk from Monton Village and its Array of Shops, Bars & Restaurants



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Entrance Hallway

Featuring ceiling light point, wall - mounted radiator. Complete with a composite door. Fitted with tiled flooring.

Lounge

14' 5" x 13' 6" (4.39m x 4.11m)

Featuring a cast iron fire surround. Complete with a ceiling light point, double glazed bay window, wall - mounted radiator, power point. Fitted with laminate flooring.

Kitchen

11' 9" x 9' 4" (3.58m x 2.84m)

Featuring complementary wall and base units with integral stainless steel sink, extractor, seven ring gas range cooker and undercounter fridge freezer. Complete with a ceiling light point, double glazed window, wall - mounted radiator. Fitted with part tiled walls and tiled flooring.

Reception Room Two

14' 0" x 10' 9" (4.27m x 3.28m)

Featuring ceiling light point, double glazed bay window, wall - mounted radiator, power point.

First Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

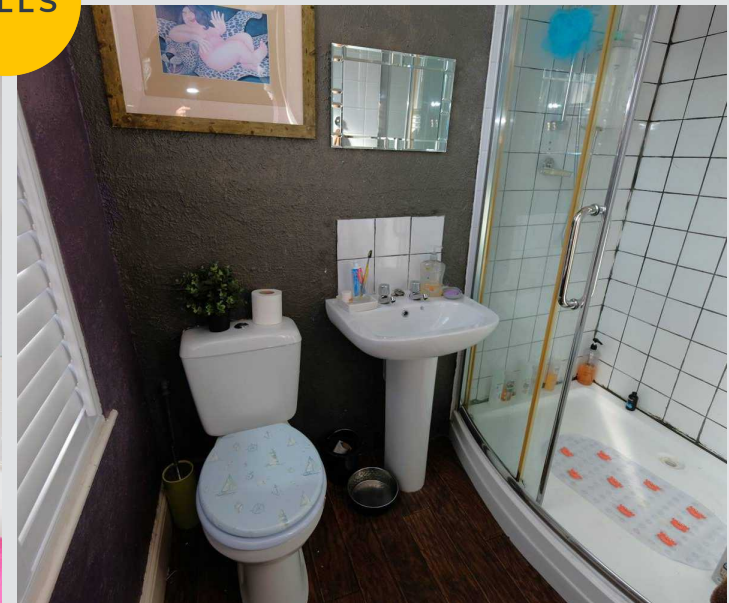
13' 8" x 13' 5" (4.17m x 4.09m)

Featuring ceiling light point, double glazed bay window, wall - mounted radiator, power point. Fitted with carpet flooring.

En-suite

7' 3" x 4' 4" (2.21m x 1.32m)

Featuring three piece suite including shower cubicle, hand wash basin and w/c. Complete with ceiling light point, double glazed window. Fitted with part tiled walls and lino flooring.



Bedroom Two

12' 0" x 9' 3" (3.66m x 2.82m)

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point. Fitted with carpet flooring.

Bathroom

9' 3" x 8' 9" (2.82m x 2.67m)

Featuring three piece suite including a corner bathtub, hand wash basin and w/c. Complete with ceiling light point, double glazed window, boiler. Fitted with part tiled walls and hard wood flooring.

Second Landing

Complete with a ceiling light point and carpet flooring.

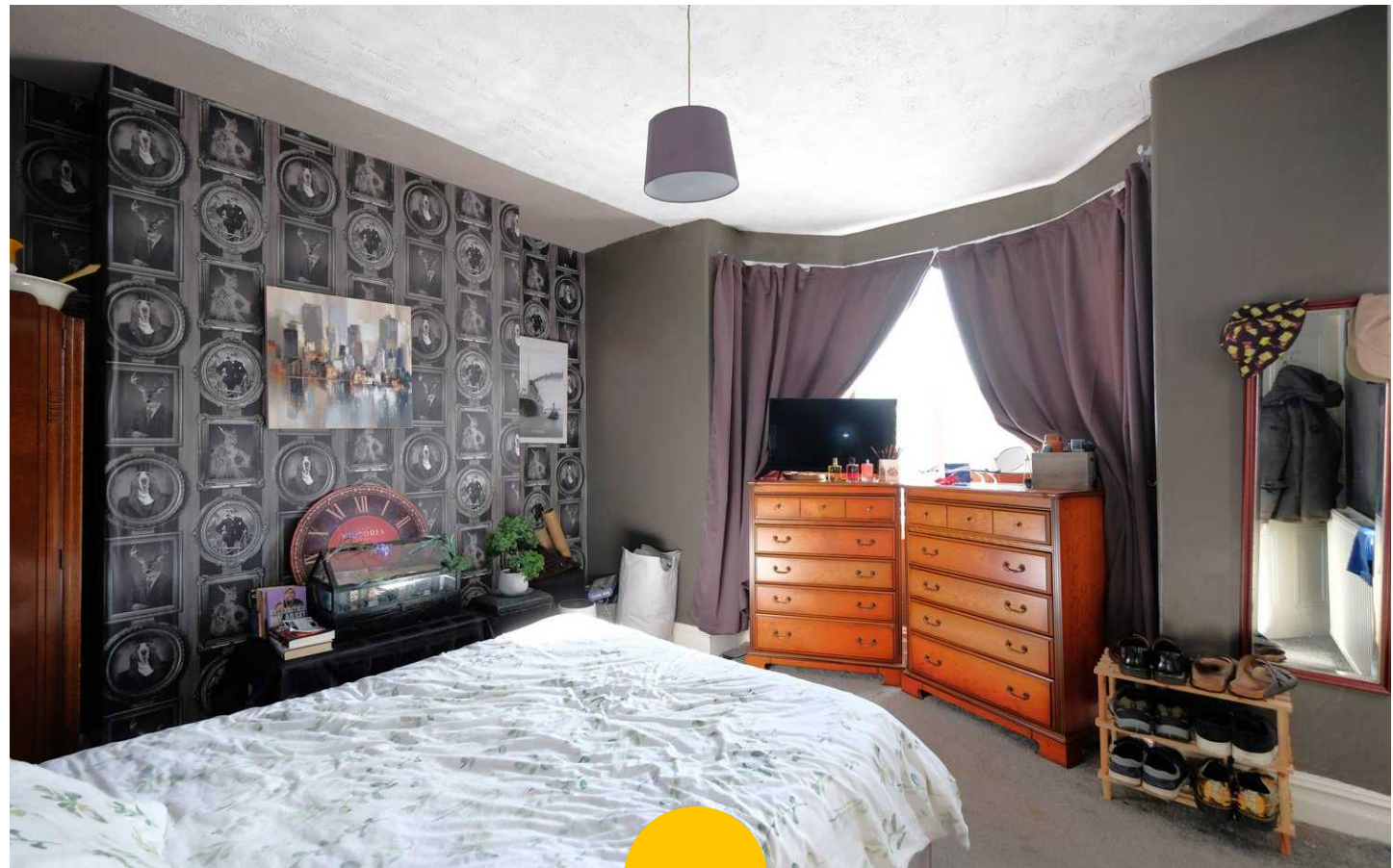
Bedroom Three

18' 7" x 11' 4" (5.66m x 3.45m)

Featuring ceiling light point, two velux double glazed windows, wall - mounted radiator, power point. Complete with storage in eaves. Fitted with carpet flooring.

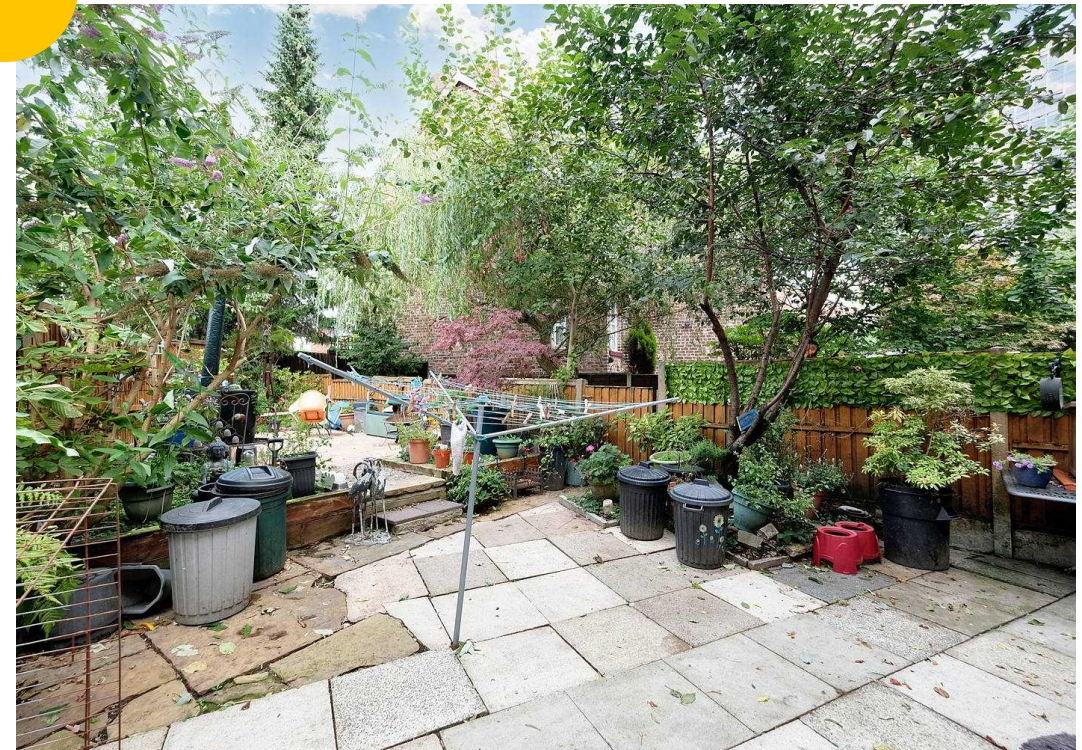
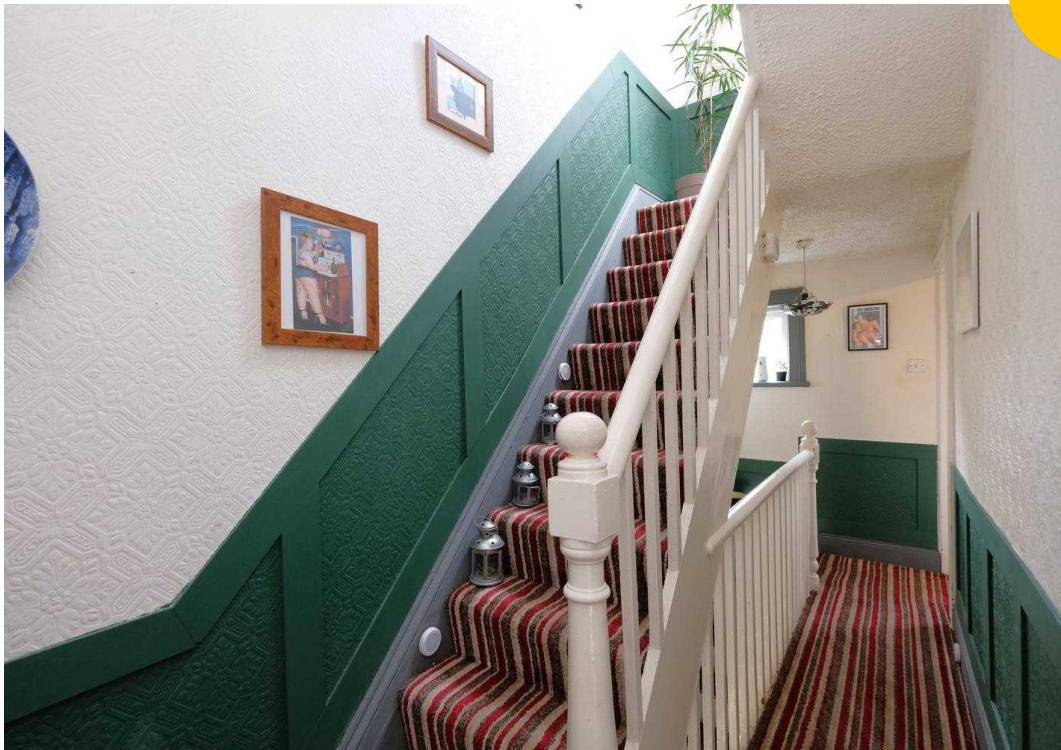
External

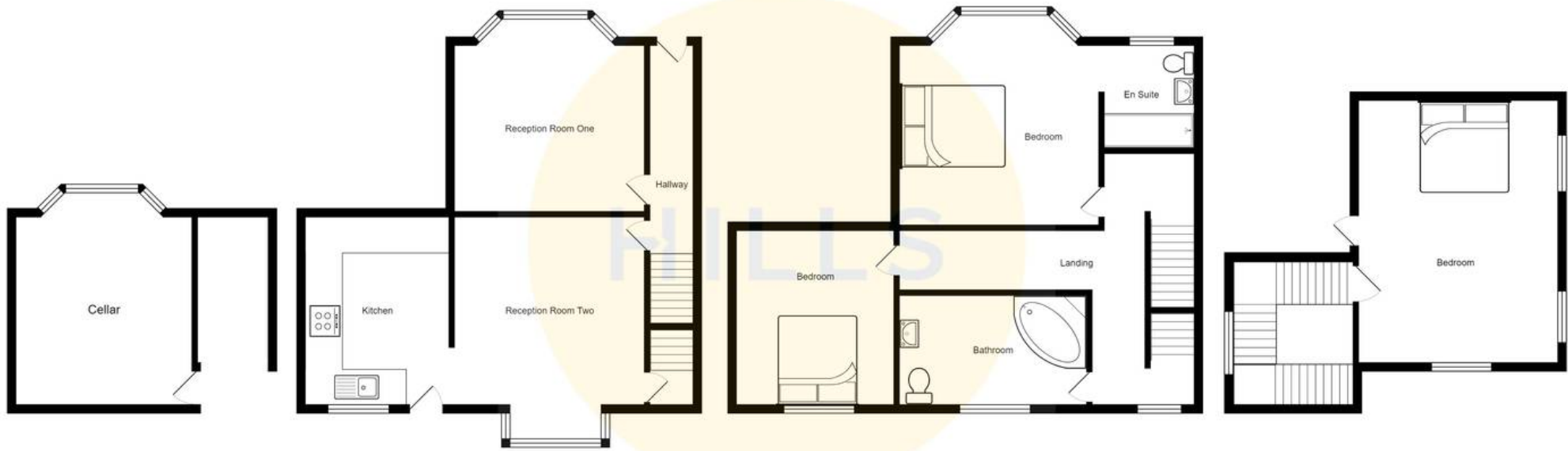
To the front of the property is a gated garden. To the rear of the property is a low maintenance, paved two tiered garden approximately 60ft with gated side access.





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