



Monton Road, Eccles

Manchester



£900,000

# 97 Monton Road

Eccles, Manchester

This magnificent **\*\*5 Bedroom Detached House\*\*** is located in the heart of a peaceful and family-friendly neighbourhood, just a stone's throw away from top-rated schools, major hospitals, and a bustling village with an array of shops and restaurants.

Council Tax band: E

Tenure: Freehold

- Unique One Of A Kind Property Built In 2018
- Stunning Five Double Bedroom Detached Family Home
- Modern Kitchen With Top-Of-The-Line Appliances
- Two Four Piece Family Bathrooms, Large Ensuite & Downstairs WC
- Off Road Parking For Multiple Cars
- Situated In The Heart Of Monton Village



HILLS



**Entrance Hallway**

16' 9" x 6' 5" (5.11m x 1.96m)

Entered via a composite front door. Complete with ceiling spotlights and tiled flooring with underfloor heating.

**Lounge**

12' 8" x 22' 8" (3.87m x 6.90m)

Complete with two ceiling light points, double glazed window and bi-folding side doors. Fitted with tiled flooring with underfloor heating.

**Kitchen / Diner**

21' 0" x 16' 2" (6.39m x 4.94m)

Featuring modern wall and base units with integral coffee machine, three integral ovens, hob, hot tap and dishwasher. Complete with three ceiling light points, ceiling spotlights and two double glazed windows to the front and side. Fitted with tiled flooring with underfloor heating.

**Downstairs W.C.**

7' 8" x 4' 11" (2.33m x 1.50m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with a ceiling spotlights and tiled flooring with underfloor heating.

**Utility Room**

8' 7" x 7' 2" (2.61m x 2.18m)

Featuring complementary wall and base units with washing machine and dryer. Complete with underfloor heating.

**Office**

10' 0" x 8' 9" (3.06m x 2.67m)

Complete with a ceiling light point, double glazed window and carpet flooring with underfloor heating.



HILLS

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

15' 7" x 16' 4" (4.74m x 4.98m)

Complete with a ceiling light point, two skylights and wall mounted radiator. Fitted with carpet flooring.

### En suite

7' 10" x 12' 6" (2.40m x 3.82m)

Featuring a three piece suite including shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window, tiled walls and flooring with underfloor heating.

### Dressing Room

7' 10" x 7' 10" (2.38m x 2.40m)

Complete with ceiling spotlights and carpet flooring.

### Bedroom Two

13' 3" x 12' 6" (4.03m x 3.82m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Three

14' 5" x 16' 3" (4.39m x 4.96m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Four

12' 2" x 11' 6" (3.70m x 3.50m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Five

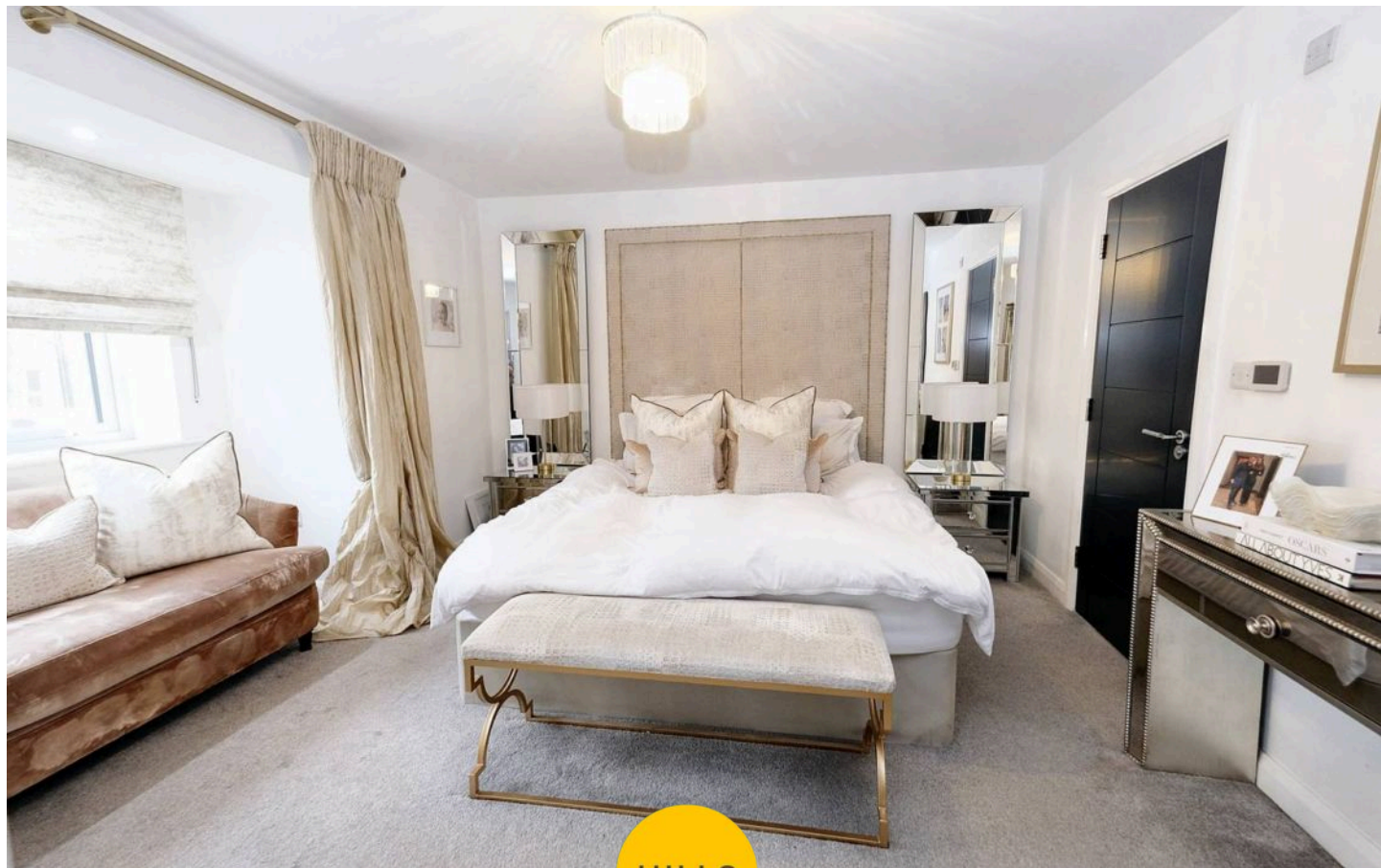
12' 10" x 10' 6" (3.90m x 3.20m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

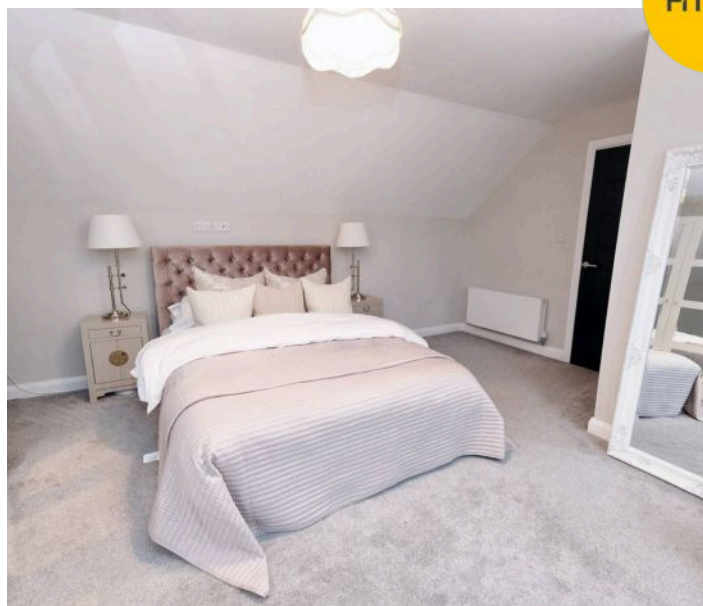
### Bathroom

9' 11" x 9' 1" (3.02m x 2.78m)

Featuring a four piece suite including bath, shower, hand wash basin and W.C. Complete with ceiling spotlights, Velux window and heated towel rail. Fitted with tiles walls and flooring.



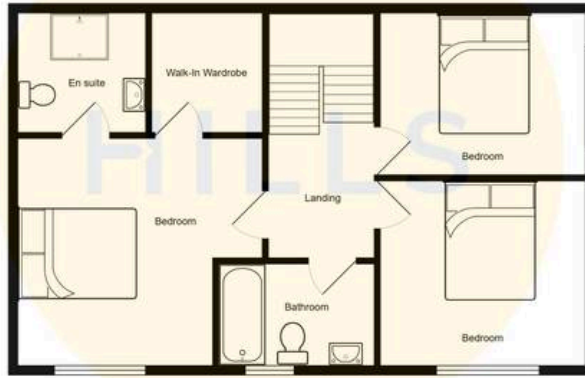
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