



2 Quaker Lane Monton Manchester M30 9FR

Offers over £525,000

WOW, WOW & WOW! SECLUDED MONTON LOCATION! Within a stones throw from Montons bustling high street, nestled behind Park Road and Monton Bowling club is Quaker Lane. A pair of individually designed semi detached properties, constructed by an independent builder and finished to a high standard throughout along with offering a mix of new build efficiency and a dash of modern style period features! To the ground floor the property offers a tiled hallway, downstairs W/C, bay-fronted breakfast kitchen, rear lounge complete with bay window overlooking the garden and even a log burner. To the first floor there is a shaped landing, two of the four bedrooms, en-suite shower room, family bathroom and useful utility room. To the second floor there are the further two double bedrooms and further family bathroom. The bedrooms to the rear of the property have the added benefit of views over the bowling green. Externally to the front of the property there is a lawn garden which is sheltered by mature trees and shrubs and two parking spaces whilst to the rear there is a private garden with artificial lawn and paved patio areas. The property boasts double glazed sash style windows, is gas central heated and is also fitted with a whole air ventilation system throughout. If ever a property needed to be viewed to be appreciated, it's this! Call HOME on 01617898383!

- WOW, WOW & WOW!
- Located to the rear of Park Road, Monton
- Beautiful kitchen/diner
- NO VENDOR CHAIN!
- Secluded Monton position!
- New build efficiency meets period features!
- Lounge to the rear overlooking the garden
- Views over Monton Bowling Green
- Bay windows to the front and rear
- Sash style windows throughout



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Hallway

Composite door to the front, tiled flooring, stairs to the first floor, double panel radiator, storage cupboard, understairs storage cupboard and uPVC double glazed window to the side.

W/C 4'5 x 4'4 (1.35m x 1.32m)

Fitted with a low level W/C and pedestal wash hand basin. Ladder style radiator and tiled to complement.

Lounge 14'7 x 14'6 (4.45m x 4.42m)

Bay window to the rear, uPVC double glazed door to the rear, oak flooring, television point and fitted with a multi fuel burner and feature fire surround.

Kitchen/Diner 11'5 x 11'1 (3.48m x 3.38m)

Fitted with a beautifully appointed kitchen with wall and base units, wooden worktops, ceramic sink, gas hob and electric oven, extractor fan, built in fridge freezer and dishwasher, extractor fan, ceiling spotlights and tiled flooring. Bay window to the front.

First floor landing

Open balustrade, uPVC double glazed window to the side and stairs to the second floor.

Bedroom One 14'8 x 11'6 (4.47m x 3.51m)

Bay window and window to front, television point and double panel radiator.

En-Suite 6'7 x 5'8 (2.01m x 1.73m)

Fitted with a three piece shower room comprising low level W/C, pedestal wash hand basin and shower cubicle. Ladder radiator, tiled flooring and ceiling spotlights.

Bedroom Four 8'5 x 11'1 (2.57m x 3.38m)

Bay window to the rear with views across to the bowling green and double panel radiator.

Family bathroom 7'9 x 5'9 (2.36m x 1.75m)

Fitted with three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower over. Ladder radiator, exposed wooden flooring and window to the rear.

Utility room 5'9 x 4'1 (1.75m x 1.24m)

Space and plumbed for washing machine and automatic dryer and ladder style radiator.

Second floor landing

Access to the second and third bedroom along with further bathroom suite.

Bedroom Two 14'8 x 9'4 (4.47m x 2.84m)

Window to the rear, velux window and single panel radiator. Storage cupboard housing the air filtration system.

Bedroom Three 14'7 x 9'4 (4.45m x 2.84m)

Window to front, velux window and single panel radiator.

Family shower room 7'3 x 6'9 (2.21m x 2.06m)

Fitted with three piece shower room suite comprising low level W/C, pedestal wash hand basin and shower cubicle. Tiled flooring, ladder radiator and ceiling spotlights.

Tenure and other information

We are advised that the property is Freehold. We are advised that the property is subject to a yearly rentcharge of approx. £27.00.

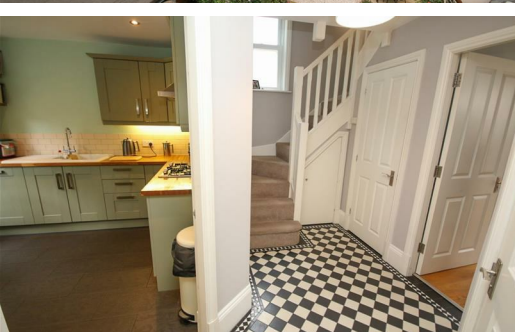
We are advised that the current council tax band is D.

The current EPC rating is B.

IMPORTANT INFORMATION -

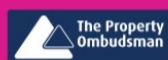
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.

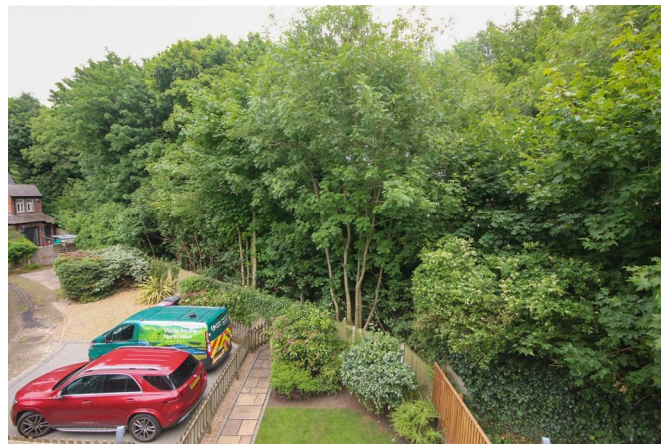


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Company Registration numbers: Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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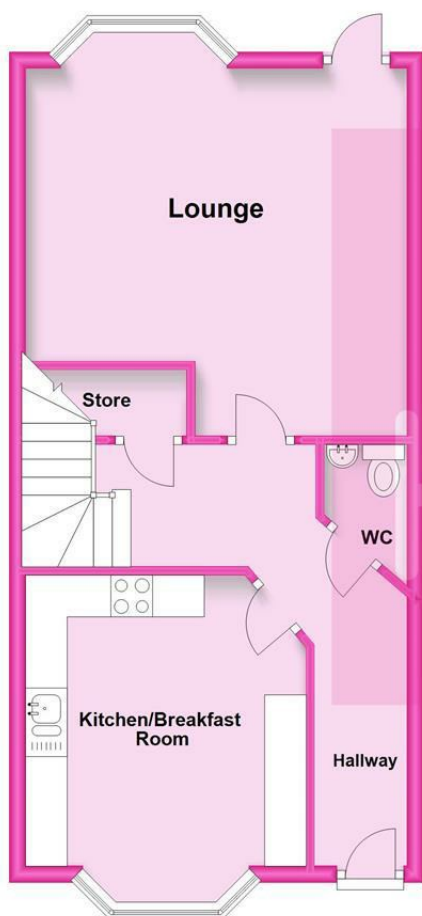
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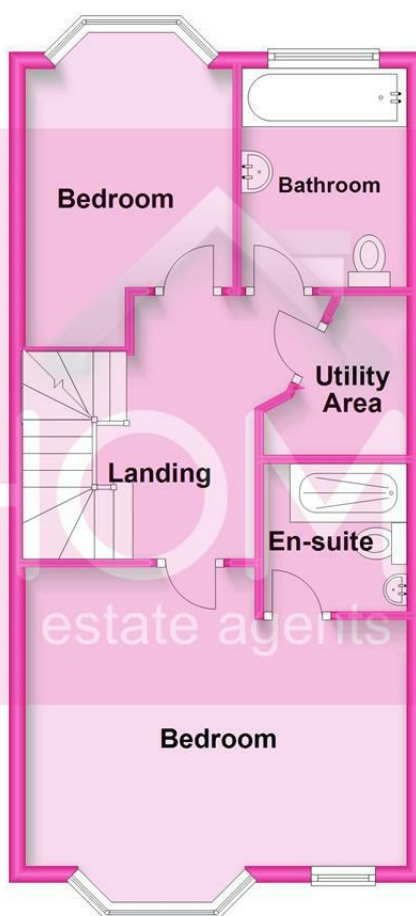
Ground Floor

Approx. 44.3 sq. metres (476.3 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Second Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 128.3 sq. metres (1380.6 sq. feet)

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

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

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