

# Ascend

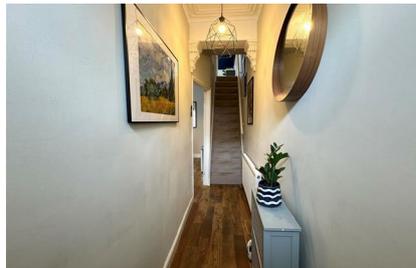
Built on higher standards



## 19 Lansdowne Road Manchester M30 9PA

- Monton Village Location
- Attractive Mid Terrace
- Two double bedrooms
- Large Open Plan Living Space
- Beautifully presented throughout
- Good Size Rear Garden
- Residential Permit Parking
- Easy commute to MediaCityUK and Manchester City Centre

## Offers Over £265,000

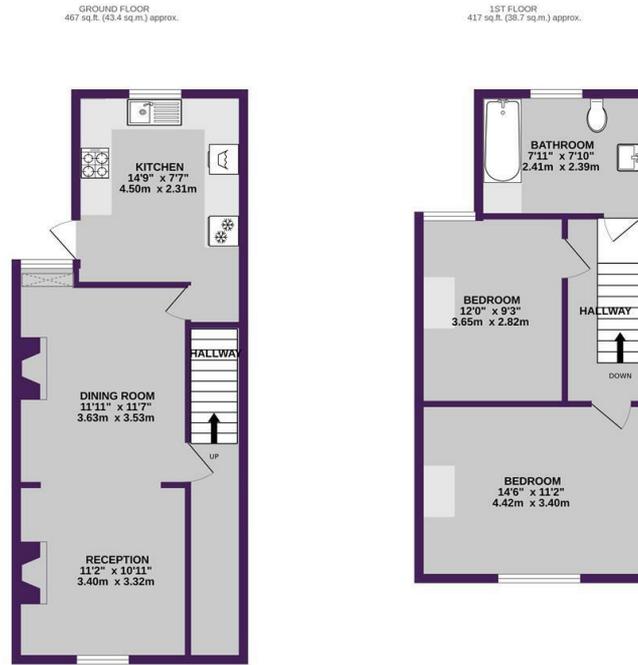


Built in the 1900's, this beautifully presented 2 bedroom terrace is situated in the highly desirable Monton Village. Just a stones throw from the high street, you're within a short walk of all your local amenities, as well as having great access to public transport links and the motorway network is just a 5 minute drive away.

Step inside the well-lit hallway, and through to the spacious open plan living area and you're greeted with an abundance of natural light that floods through the dual aspect. With an open design and high ceilings, there's a great feeling of space in this room, yet still a natural divide for a separate lounge and dining area should you wish. The kitchen sits at the rear of the property and is well fitted with modern units and a door that leads out into a good-size, low maintenance rear garden.

Venture upstairs and you will find two double bedrooms, of which the master spans the entire width of the property, and a modern three piece bathroom. To the front of the property there is a gated wall enclosing a small garden and permit parking available on street.

For more information please contact our Monton office. Images are for marketing purposes only.



19 LANSDOWNE ROAD  
TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in the floorplans. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency over time.  
Made with Metropix 02025

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

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

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