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# Ascend

Built on higher standards



Monton Avenue, Monton, Manchester

£375,000

Welcome to Monton Avenue, a charming 4-bedroom, period bay-fronted terrace in the heart of Monton. With accommodation spanning 4 floors, there's so much space to enjoy and with many local amenities right on your doorstep, as well as great public transport links and the motorway network, what else you could ask for!

As you step inside you are greeted by two inviting reception rooms. First up is a well-appointed lounge to the front of the property, with open brick fireplace and original coving, highlighting the property's character, before reaching the spacious dining room, great for hosting, which also comes complete with brick fireplace and wooden mantle. The kitchen is to the rear of the property and features a range of wall and base units providing ample storage, space for a large cooker with overhead extractor, along with access to both the rear garden, and cellar. The cellar is a great bonus to this property providing excellent storage space, along with power, and plumbing for that much needed separate utility area, and that extra fridge for when it comes to hosting!

Head back up the stairs to the first floor and you will find 3 bedrooms, a spacious four-piece bathroom and a smaller room, which would make the perfect home office, or sizeable storage cupboard! There's a window to this room which allows fresh air and light to flood in, should you wish to make it a study space. A nice extra bonus in addition to the 4 bedrooms! The fourth bedroom itself is located on the second floor of the property. A converted loft room, it provides a large double making for a nice master suite. There is also a bit of eaves storage up here for added convenience.



22 Monton Avenue, Monton, Manchester, Lancashire, M30 9HS

The location itself is also spot on. Walking distance to Monton Village, you have everything you could need on your doorstep with a variety of shops, bars and restaurants to work your way through, along with beauty salons, a Post office, Pharmacy, and much, much more! There are a number of good bus routes to the main road, and Eccles Metrolink and Train Station within walking distance too, making any commute a breeze! For those travelling further afield, the motorway network is also within a 5 minute drive. It's the outdoors you're after, there are plenty of green spaces to enjoy locally, with Three Sisters Nature reserve, The Bridgewater Canal, and the Roe Green loopline easily accessible and close by.

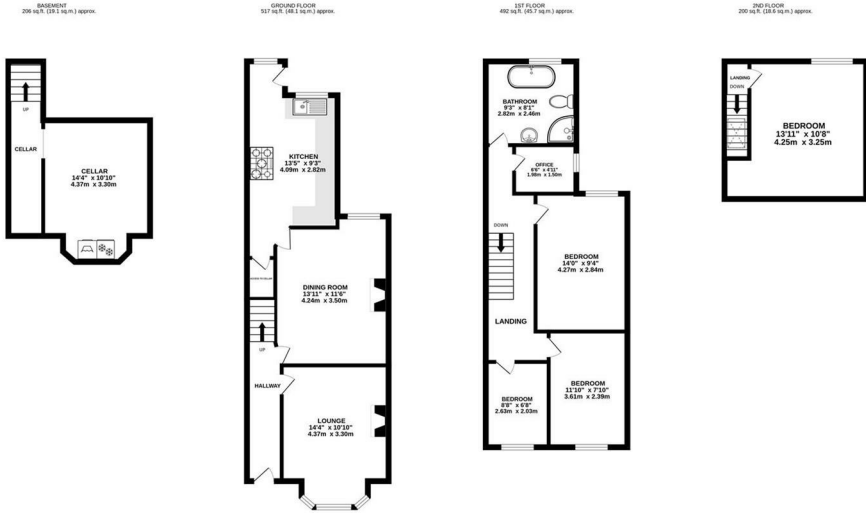
For more information and to book your appointment to view, please contact our Monton team today

### Additional Information

Tenure: Freehold  
Length of Lease Remaining: N/A  
Annual Ground Rent: N/A  
Annual Service Charge: N/A  
Council Tax Band: A  
EPC Rating: D  
Ownership Amount: 100%

### Important Notice

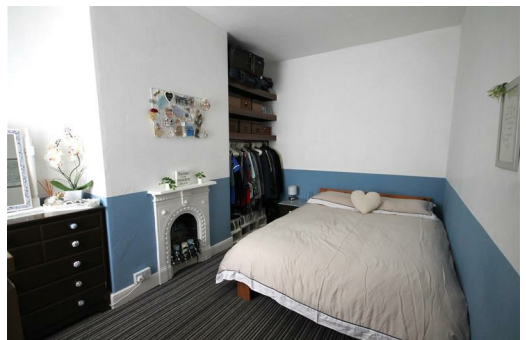
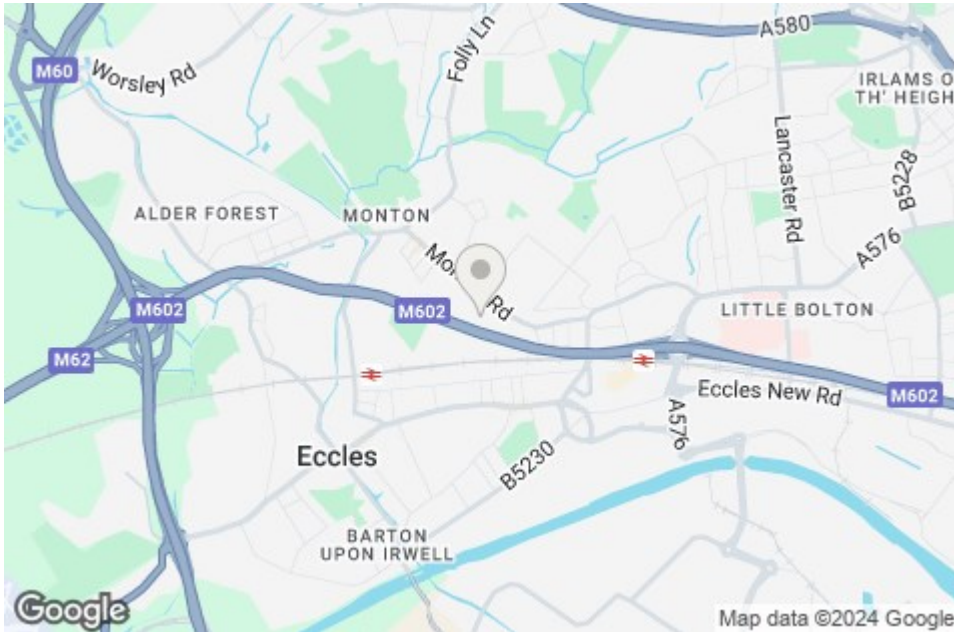
These particulars are not intended to do or to do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these particulars for any purpose. We have not tested any of the installations, appliances or systems at the property, including heating systems and appliances, gas fires, and the electrical and gas installations, accordingly we cannot warrant that these or other installations or systems at the property are in working order, properly maintained, safe to use or fit for purpose. We have not checked whether the property is connected to utility services, including mains gas, water, electricity, telephone, cable services, drainage, sewerage and so forth, nor whether such utility services are adequate or available at the property, accordingly the purchaser should take appropriate advice and satisfy themselves of these matters. Carpets, floor coverings, curtains, blinds, domestic or other equipment, satellite receiving equipment and movable items that may be in or on the property when inspected by the purchaser or their agents, are not included in the sale unless set down in the contract for sale.



**TOTAL FLOOR AREA: 1415 sq.ft. (131.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Desired	Current	Desired
<p>Very energy efficient - lower running costs</p> <p>100 kWh A</p> <p>100 kWh B</p> <p>100 kWh C</p> <p>100 kWh D</p> <p>100 kWh E</p> <p>100 kWh F</p> <p>100 kWh G</p> <p>100 kWh H</p> <p>100 kWh I</p> <p>100 kWh J</p> <p>100 kWh K</p> <p>100 kWh L</p> <p>100 kWh M</p> <p>100 kWh N</p> <p>100 kWh O</p> <p>100 kWh P</p> <p>100 kWh Q</p> <p>100 kWh R</p> <p>100 kWh S</p> <p>100 kWh T</p> <p>100 kWh U</p> <p>100 kWh V</p> <p>100 kWh W</p> <p>100 kWh X</p> <p>100 kWh Y</p> <p>100 kWh Z</p>	<p>82</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>100 g/kWh A</p> <p>100 g/kWh B</p> <p>100 g/kWh C</p> <p>100 g/kWh D</p> <p>100 g/kWh E</p> <p>100 g/kWh F</p> <p>100 g/kWh G</p> <p>100 g/kWh H</p> <p>100 g/kWh I</p> <p>100 g/kWh J</p> <p>100 g/kWh K</p> <p>100 g/kWh L</p> <p>100 g/kWh M</p> <p>100 g/kWh N</p> <p>100 g/kWh O</p> <p>100 g/kWh P</p> <p>100 g/kWh Q</p> <p>100 g/kWh R</p> <p>100 g/kWh S</p> <p>100 g/kWh T</p> <p>100 g/kWh U</p> <p>100 g/kWh V</p> <p>100 g/kWh W</p> <p>100 g/kWh X</p> <p>100 g/kWh Y</p> <p>100 g/kWh Z</p>	

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