



## Gordon Road, Monton, M30 9QB

### Offers Over £350,000

AN EXQUISITE TERRACED PROPERTY IN THE HEART OF MONTON VILLAGE

Nestled on the charming Gordon Road in Monton, this exquisite bay fronted terraced house is a true gem, having been presented and updated to the highest standard throughout. The immaculate presentation and stylish interiors reflect the care and attention of the current owners, making this property a luxurious and desirable home that is ready for you to move straight into.

Upon entering, you will find two inviting living areas that provide ample space for relaxation and entertainment. The modern kitchen is a delight for any culinary enthusiast, while the contemporary bathroom offers a serene retreat. The fantastic loft conversion adds versatility to the living space, perfect for a home office or additional bedroom. Notably, the property benefits from a rear aspect that is not overlooked, ensuring a sense of privacy and tranquillity.

Monton is one of Manchester's most sought-after villages, offering a vibrant community atmosphere. You will find an array of coffee shops, boutique stores, hairdressers, salons, pubs, and restaurants all within easy reach. Families will appreciate the proximity to schools and nurseries, as well as the nearby parks for outdoor enjoyment. Additionally, the property is conveniently located just a stone's throw away from Salford, Manchester, and Eccles, providing excellent transport links and access to city amenities.

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Gordon Road, Monton, M30 9QB

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- Bay Fronted Terraced Home
- Modern Kitchen And Bathroom
- On Street Parking
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Immaculately Presented Throughout
- EPC Rating - D
- Fantastic Loft Conversion
- Sought After Monton Village Location
- Council Tax Band - B

## Ground Floor

### Entrance

UPVC double glazed frosted door to the hallway.

### Hallway

12'7" x 3'1" (3.84m x 0.94m)

Coving to the ceiling, central heating radiator, wood flooring and doors to two reception rooms and stairs to the first floor.

### Reception Room One

14'4" x 12'0" (4.37m x 3.66m)

UPVC double glazed bay window, custom made shutter blinds, central heating radiator, coving to the ceiling, picture rail, original fire place with tiled hearth and surround, television point and wood flooring.

### Reception Room Two

13'11" x 12'4" (4.24m x 3.76m)

UPVC double glazed window, central heating radiator, cast iron multi-fuel burner with exposed beam mantel and slate tile hearth, integrated shelving, wood effect flooring and open to the kitchen.

### Kitchen

13'10" x 9'9" (4.22m x 2.97m)

UPVC double glazed window, central heating radiator, range of white gloss wall and base units, with wooden surfaces, tiled splashbacks, Worcester combination boiler, one and a half bowl sink, drainer and mixer tap, integrated double electric oven and four ring induction hob, extractor hood, space for fridge freezer, plumbing for washing machine, dryer, integrated dishwasher and combination boiler, understairs storage, spotlights, UPVC double glazed patio doors to the rear and vinyl flooring.

## First Floor

### Landing

14'4" x 4'11" (4.37m x 1.50m)

Smoke alarm, doors to two bedrooms, the bathroom and stairs to the attic.

### Bedroom One

15'11" x 11'1" (4.85m x 3.38m)

Two UPVC double glazed windows with custom made shutter blinds, central heating radiator, coving to the ceiling, original style fire place and wood flooring.

### Bedroom Two

11'11" x 5'5" (3.63m x 1.65m)

UPVC double glazed window, central heating radiator, wood flooring and open to walk in wardrobe.

### Walk In Wardrobe

6'5" x 3'10" (1.96m x 1.17m)

UPVC double glazed frosted window, spotlights and wood flooring.

### Bathroom

11'9" x 9'11" (3.58m x 3.02m)

UPVC double glazed frosted window, central heating radiator, four piece suite comprising tiled panel bath with stainless steel wash basin and mixer tap, double direct feed rainfall shower enclosure, twin flush WC, part tiled elevations, spotlights, extractor fan and tiled flooring.

## Second Floor

### Bedroom Three/ Attic

15'5" x 12'2" (4.70m x 3.71m)

Velux windows, central heating radiator, central heating radiator and spotlights.

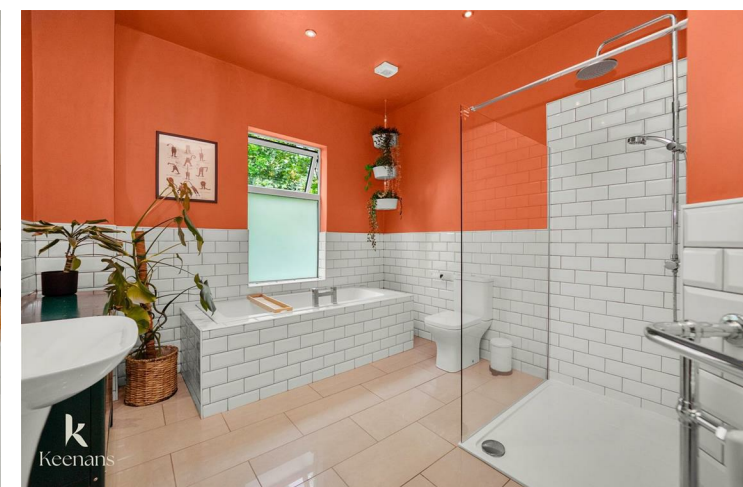
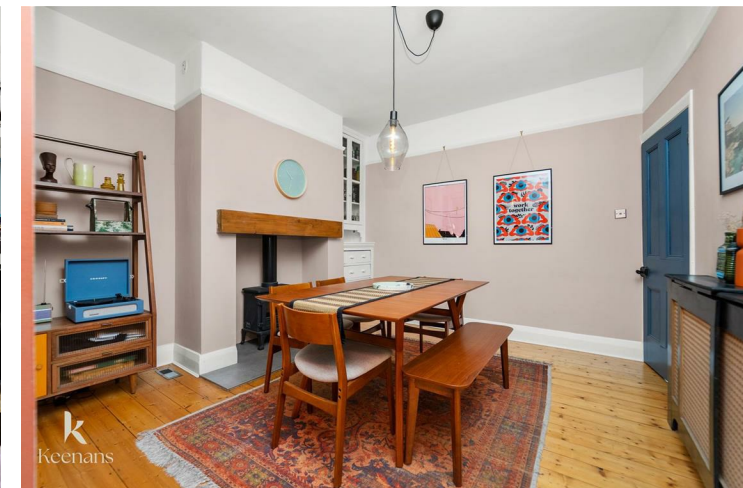
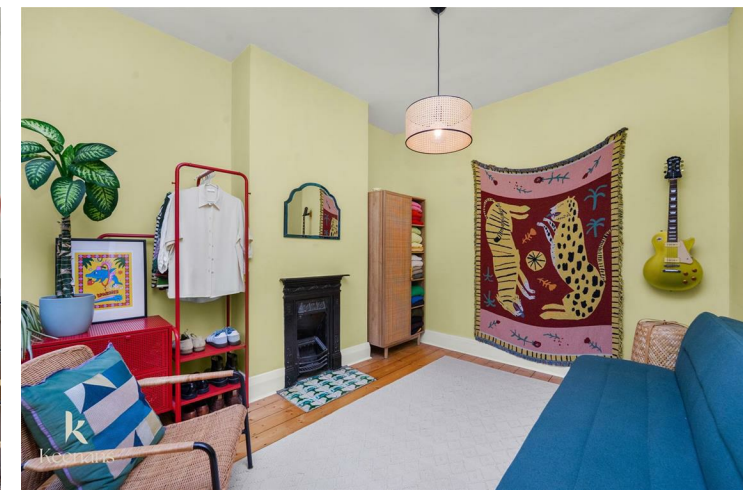
### External

#### Front

Garden fronted

#### Rear

Enclosed neatly presented yard with Indian stone paving and mature trees, making the yard private



Tel: 01617939622

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