



Monton Avenue, Eccles

Manchester



In Excess of £425,000



# Monton Avenue

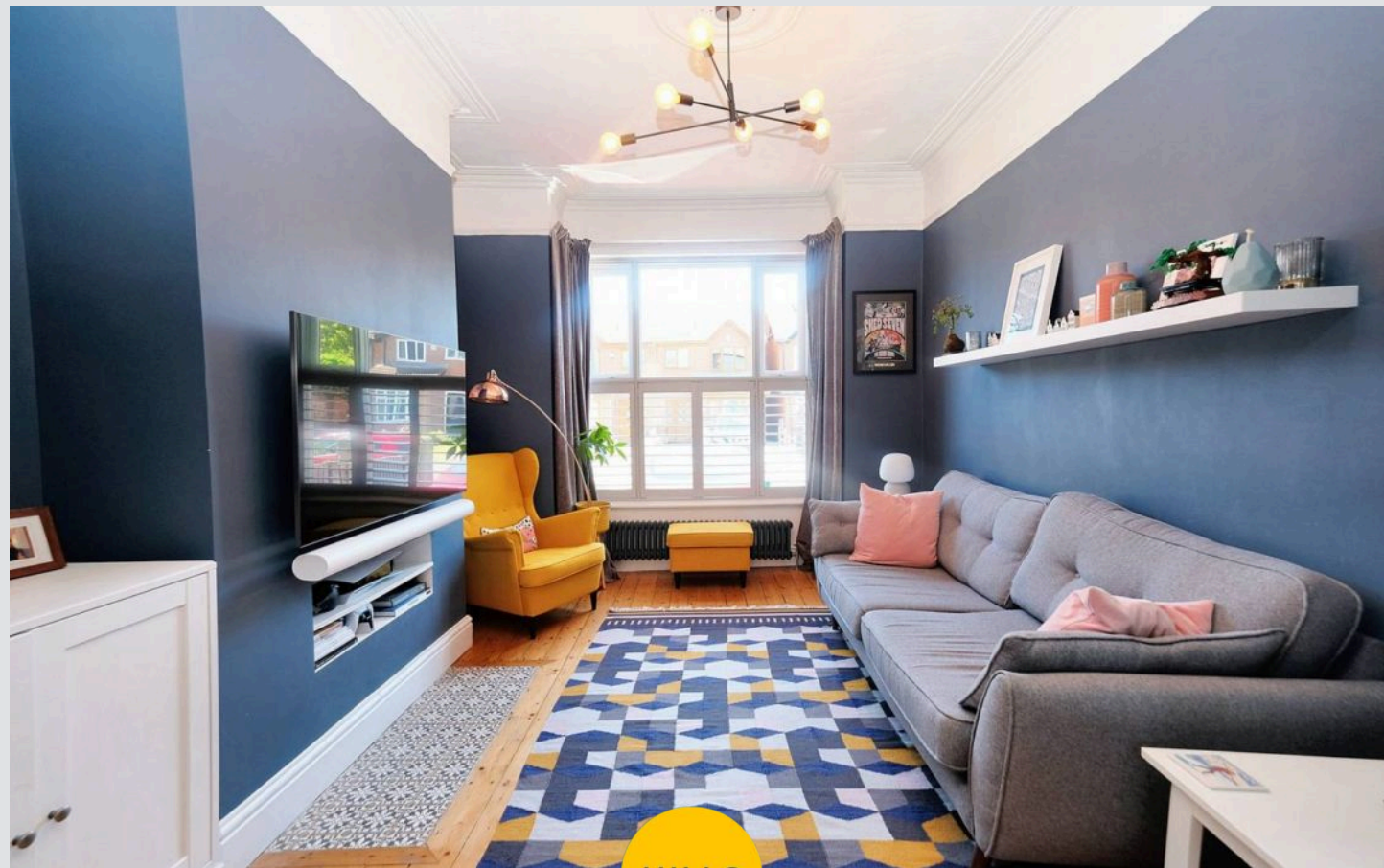
Eccles, Manchester

Take a look at this beautiful four bedroom terraced property! Located in the desirable Monton Village, the property features a contemporary fitted kitchen and four generously sized bedrooms!

Council Tax band: B

Tenure: Freehold

- Beautifully presented terraced property situated over four floors!
- Contemporary fitted kitchen and integral appliances
- Situated in a cul-de-sac location close to the popular Monton Town Centre
- Four spacious bedrooms
- Fully tanked cellar used as an additional reception room and entertaining space
- W.C. and utility in the cellar
- Open plan lounge and dining room
- Perfect family home!
- Four piece bathroom suite and en-suite
- Low maintenance rear garden, driveway and EV charger to the front



HILLS



**Entrance Hallway**

14' 4" x 3' 5" (4.37m x 1.04m)

Entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and lino flooring.

**Lounge**

14' 8" x 11' 1" (4.48m x 3.38m)

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

**Dining Room**

15' 7" x 11' 10" (4.76m x 3.60m)

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

**Kitchen**

16' 10" x 9' 4" (5.13m x 2.84m)

Featuring complementary wall and base units with breakfast bar. Integral dishwasher, oven, hob and extractor. Space for a fridge freezer. Complete with ceiling spotlights, ceiling light point, double glazed window, patio doors and wall mounted radiator. Fitted with lino flooring.

**Cellar**

Chamber One - 4.07m x 4.24m Chamber Two - 4.83m x 3.24m Complete with ceiling spotlights, wall mounted radiator and laminate flooring.

**Utility / W.C.**

6' 5" x 8' 8" (1.95m x 2.64m)

Featuring a two piece suite including a hand wash basin and W.C. Space for a washer and dryer. Complete with ceiling spotlights, towel heater and lino flooring.



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**Bedroom One**

12' 2" x 13' 8" (3.72m x 4.16m)

Complete with a ceiling light point, two double glazed windows and two wall mounted radiators. Fitted with carpet flooring.

**Bedroom Two**

10' 4" x 13' 11" (3.15m x 4.24m)

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

**En suite**

5' 8" x 6' 2" (1.73m x 1.89m)

Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and towel heater. Fitted with laminate flooring.

**Bedroom Three**

8' 11" x 10' 5" (2.72m x 3.17m)

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

**Bedroom Four**

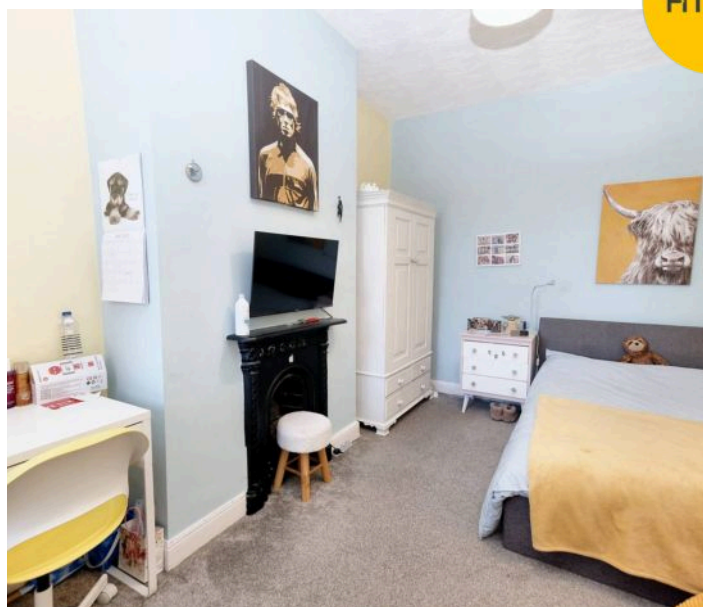
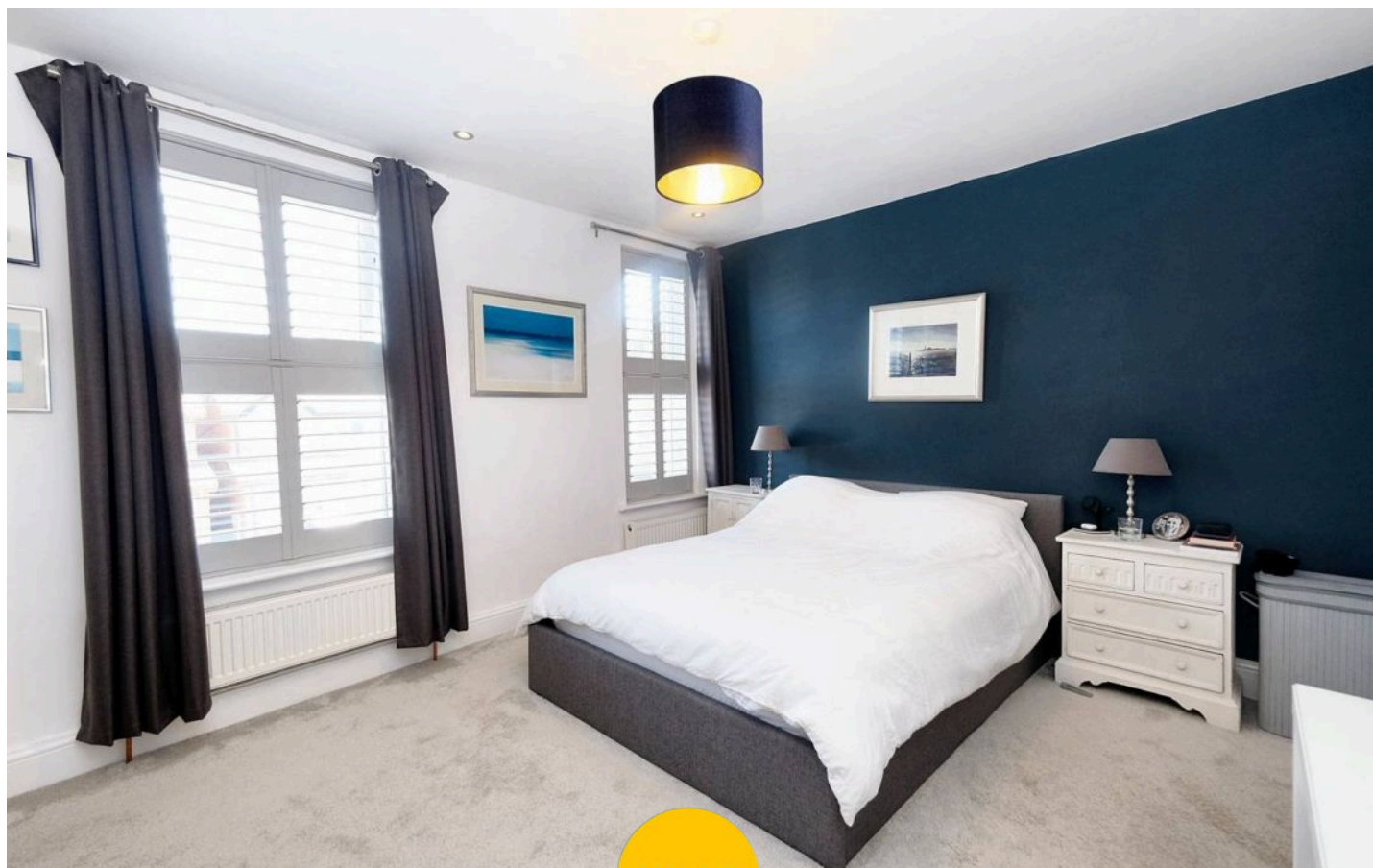
11' 8" x 13' 2" (3.55m x 4.02m)

Complete with ceiling spotlights, two Velux windows and wall mounted radiator. Fitted with carpet flooring.

**Bathroom**

7' 2" x 7' 8" (2.18m x 2.34m)

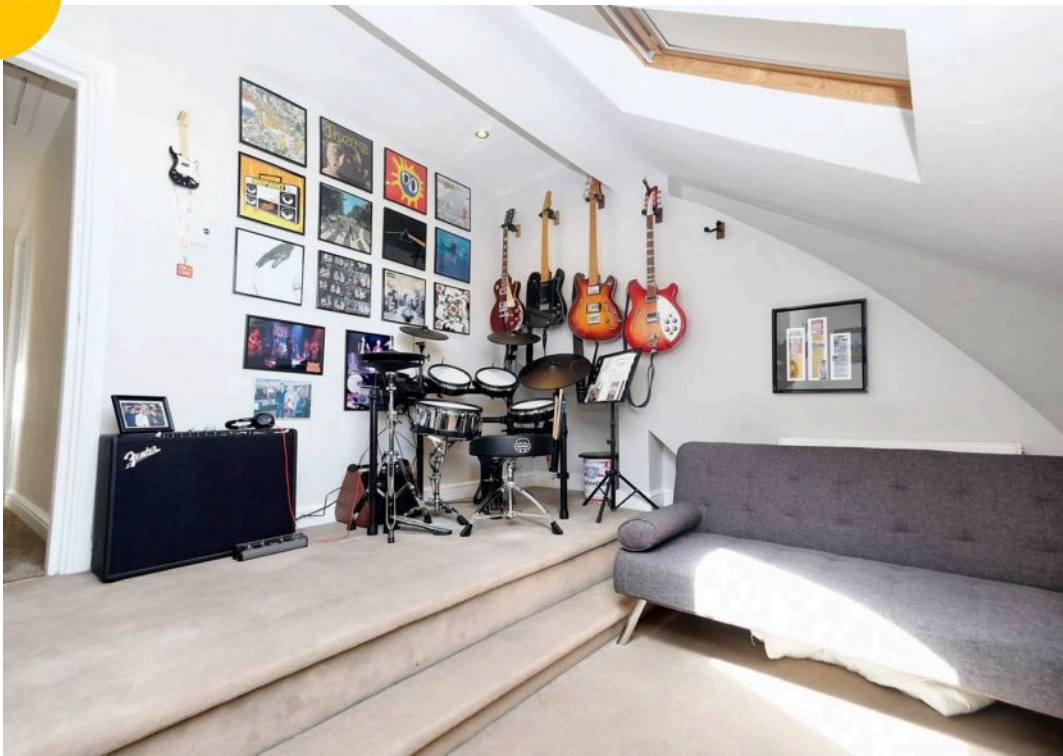
Featuring a four piece suite including a freestanding bath, shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and towel heater. Fitted with tiled flooring.







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## Hills | Salfords Estate Agent

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