



Montgomery Street

Manchester



Offers in Region of £375,000



# Montgomery Street

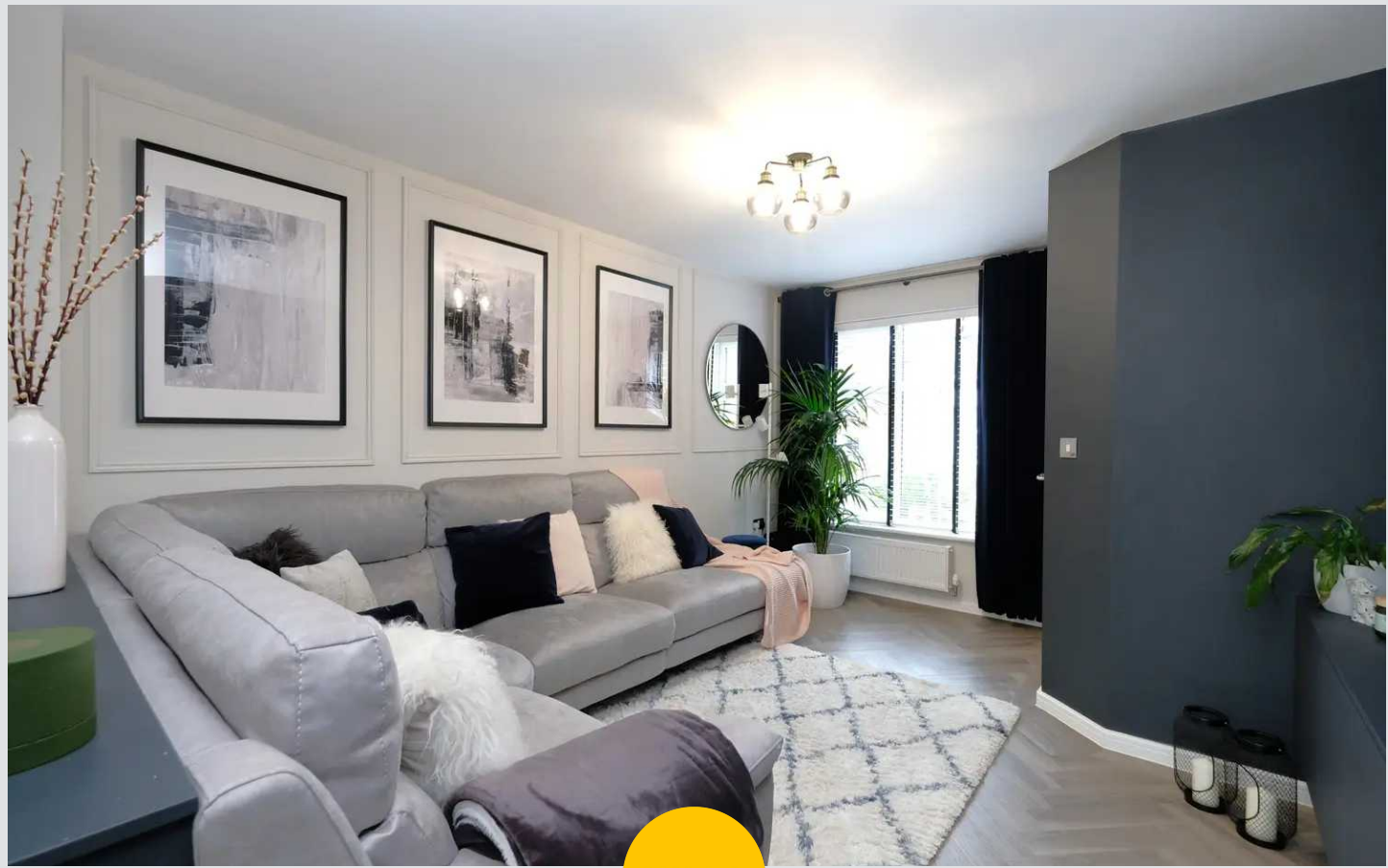
Eccles, Manchester

Stunning three bed semi-detached in Havenswood Development. Modern & elegant with open plan kitchen, master suite, off-road parking, and porcelain tiled garden with summer house. Ideal location near amenities, transport links, schools. A perfect blend of convenience and luxury living. Contact us to view.

Council Tax band: C

Tenure: Freehold

- Stunning New Build Property Located on the Desirable Havenswood Development
- Laid over Three fabulous Floors
- Family Lounge, Open Plan Kitchen & Dining Area with Granite Worktops & Integrated Appliances
- Light & Airy Master to the Second Floor, Complete with Fitted wardrobes
- Two Generous Bedrooms to the First Floor, one currently used as a Dressing Room
- Four Piece En Suite with Freestanding Bath, Four Piece Family Bathroom & Guest W.C.
- Off Road Parking for Two Cars & Low Maintenance Porcelain Tiled Rear Garden with Newly Built Summer House
- Excellently Located within Walking Distance to Local Amenities, Public Transport Links & Close to Motorway Network
- Within Catchment For Outstanding Schools



### Entrance Hallway

A welcoming entrance hall entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and laminate vinyl tile flooring.

### Lounge

4.37m x 3.15m

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

### Kitchen / Diner

5.36m x 4.17m

A modern kitchen and dining space featuring complementary wall and base units with integral dishwasher, washing machine and wine cooler. Five ring gas hob, electric oven and grill. Space for fridge freezer. Complete with ceiling spotlights, two Velux windows and two double glazed windows. Fitted with French doors and laminate vinyl tile flooring.

### W.C.

1.65m x 0.76m

Featuring a vanity unit with hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate vinyl tile flooring.

### Landing

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

### Bedroom Two

4.17m x 2.92m

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

### Bedroom Three

2.21m x 2.13m

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and carpet flooring.





**Bathroom**

2.36m x 1.88m

Featuring a contemporary four-piece suite including a bath, shower, hand wash basin and W.C. Complete with vanity unit, heated towel rail, part tiled walls and laminate tile flooring.

**Bedroom One**

6.93m x 4.19m

Featuring fitted wardrobes. Complete with three ceiling light points, Velux window and wall mounted radiator. Fitted with carpet flooring. Loft access.

**En-suite**

2.92m x 2.16m

Featuring a four-piece suite including a free standing bath, shower cubicle, vanity unit hand wash basin and W.C. Complete with ceiling spotlights, Velux window and heated towel rail. Fitted with part tile walls and laminate tile flooring.

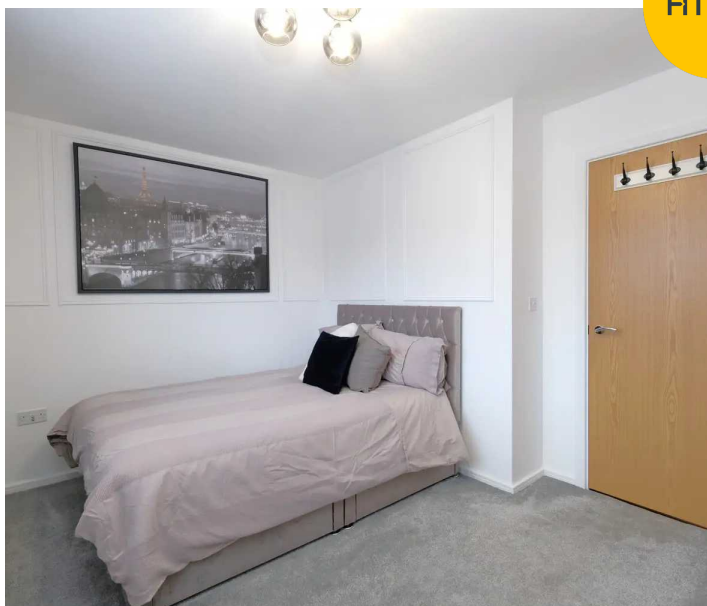
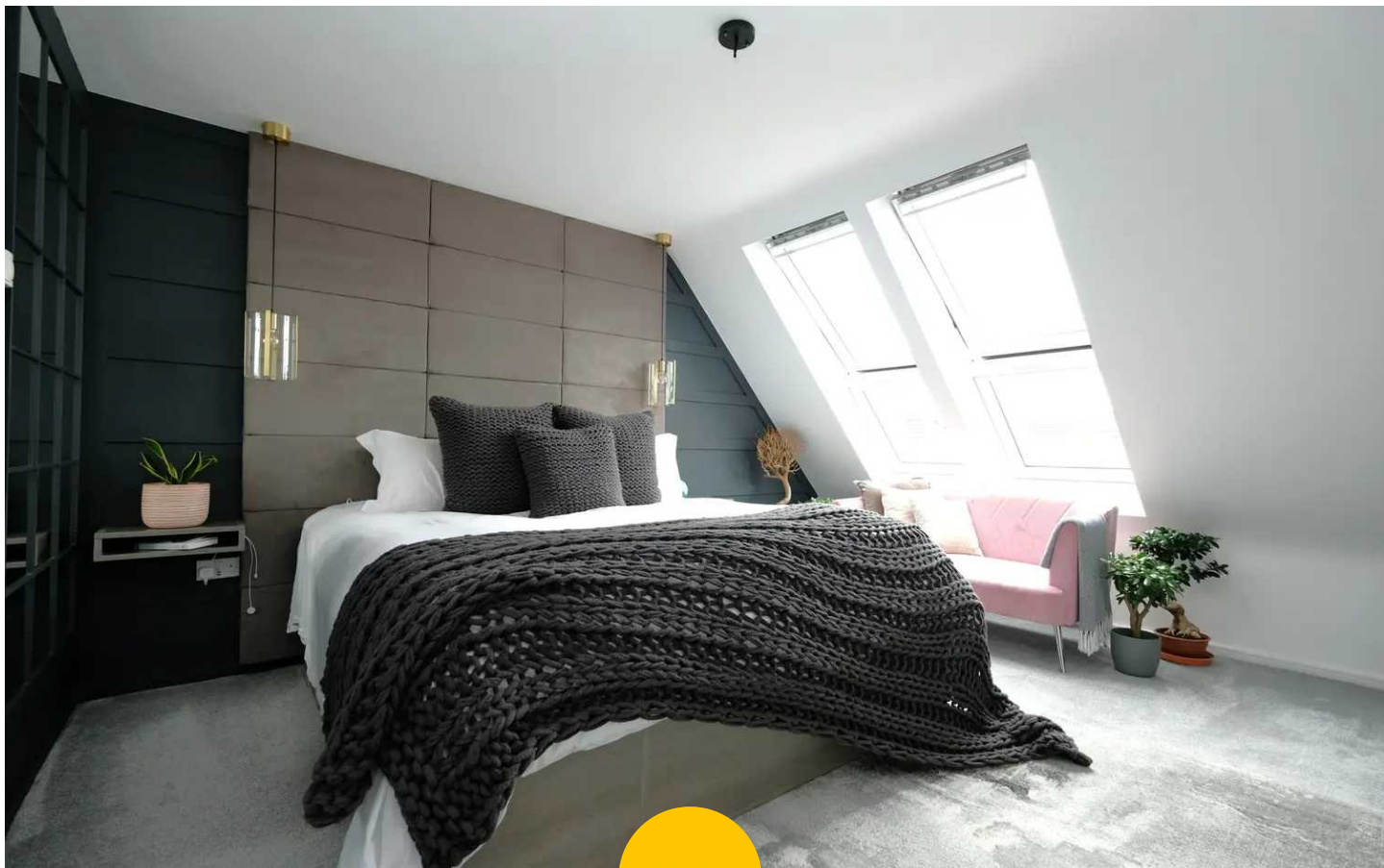
**External**

To the front of the property is off-road parking for two cars. To the rear of the property is a garden with porcelain tile flooring, two wall light points, gated side access and a summer house.

**Summer House**

4.70m x 2.67m

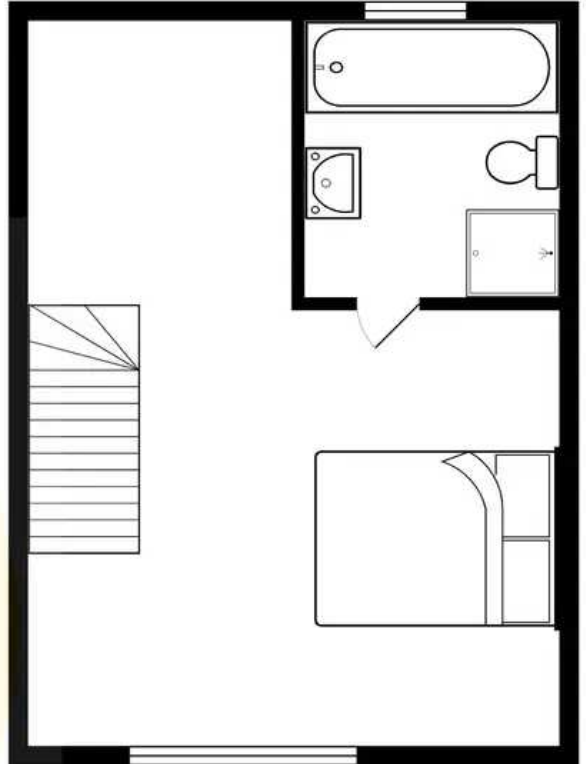
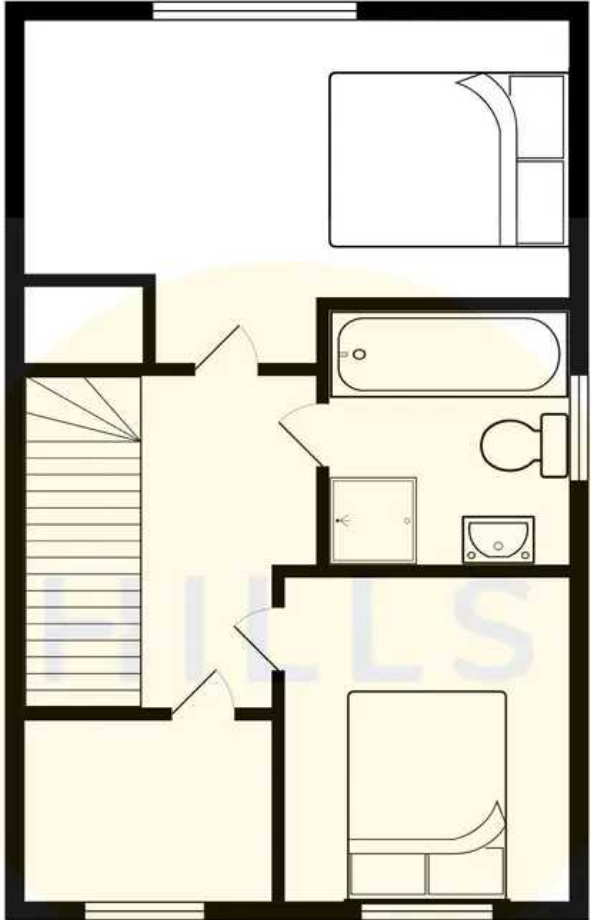
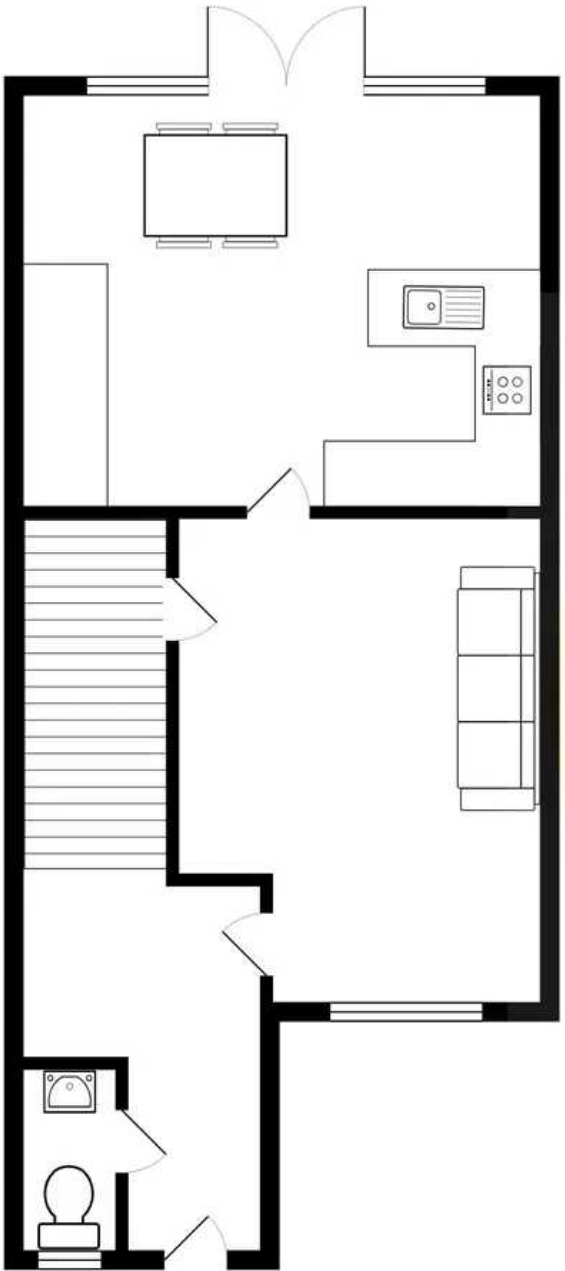
Complete with a ceiling light point, two wall light points and electric radiator. Fitted with laminate flooring.





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